NOTARY
J. S. REBELLO
TISWADI, PANAJI
Reg. No. 109/99
Certi. Exp. Date
01/08/2019
GOVT OF GOA (INDIA)

SPECIAL ADHESIVE

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J. S. REBELLO
TISWADI, PANAJI
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GOVT OF GOA (INDIA)

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr Alfredo M. Cotta, son of Late Eustaquio Cotta, residing at R-1, Ocean Mist, Plot No 17/18, La Oceana II, Behind ICG, Dona Paula, Goa 403004 promoter of the project named "VELHA CIDADE RESIDENCY" aged 58 years, do hereby solemnly declare, undertake and state as under:-

(1) That I have a legal title Report to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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(2) That the project land is free from all encumbrances except that details of encumbrances of VPK Urban Co-op Credit Society vide the mortgage Deed dated 15th July 2015 registered under No PNJ-BK1-01915-2015 on CD No PNJ D42 dated 16-07-2015.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31st March 2021.

(4) (a) For new projects: That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Rules— (i)That seventy per cent of the amounts to be realized hereinafter by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

(6) That I, the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(7) That I, the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That I, the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(9) That I, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I, the promoter shall not discriminate against any allottee at the time of allotment of any apartments, plot or building, as the case may be.

Solemnly affirmed on 10th day of May 2018.

TARY
REBELLO
101, PANAJI
No. 109/99
Exp. Date
08/2019
GOA (INDIA)

Deponent

Eng Alfredo M. Cotta,
Proprietor,
M/s Alfredo M. Cotta & Associates

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Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Panaji, Goa on this 10th day of May 2018

Deponent

Eng Alfredo M. Cotta,
Proprietor,
M/s Alfredo M. Cotta & Associates

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J. S. REBELLO
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01/06/2019
GOVT OF GOA (INDIA)

EXECUTED BEFORE ME
WHICH I ATTEST
REG. NO. 1010/18 DATED 10/5/2018

J. S. REBELLO
NOTARY
PANAJI
STATE OF GOA (INDIA)

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