



गोवा GOA

Serial No. 24343 Place of Vend MARGAO Date 15/03/19506513

Value of Stamp, Paper:
Name of Purchaser: Neville Francis Fernandes

Residence: Margao Name of Father:

Purpose: Transacting }
Parties }

As there is no one single paper for the value of Rs.
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Ermelinda Alecoque Dias
Shop No. C-16, SGPDA Market,
Lic No JUD/VEN-Lic/2006/AC-1

Fernandes
Signature of P.



AFFIDAVIT CUM DECLARATION

.....2/-

Fernandes *[Signature]*

Affidavit-cum-Declaration of M/s. Trifern (India) Builders & Developers, **The Promoters** of the Project named Utopia Apartments, a registered Partnership Firm, registered under Indian Partnership Act 1932, having its registered office at 1 & 2, Ground Floor, Rosalinda CHSL, Marian Colony, L. M. Road, Borivli West, Mumbai 400 103, represented by its Partners : (1) Mr. Neville Francis Fernandes, son of Late Mr. Francis Fernandes, Aged 39 years, unmarried, occupation Business, residing at AF-2, Florida Gardens, Vanelim, Colva, Salcette, Goa 403708; (2) Mrs. Leena Francis Fernandes, aged 67 years, wife of Late Mr. Francis Fernandes, Adult, occupation business, Indian National, residing at 701, Hill Top, Marian Colony, L. M. Road, Borivli West, Mumbai 400 103 through her constituted attorney, Mr. Nicholas Francis Fernandes, Aged 42 Years, Adult, Indian Inhabitant, occupation business, residing at 701, Hill Top, Marian Colony, L. M. Road, Borivli West, Mumbai 400 103 Partners of the said Proposed Project, do hereby solemnly declare, undertake and state as under:

1. That we The Promoters have a legal title Report to the land on which the development of the proposed project is to be carried out

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.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of project is 31/12/2021;
4. (a) For new projects: That seventy per cent of the amounts realised by 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.
5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (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 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

N. Fernandes

[Signature]

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 the promoter shall take all the pending approvals on time, from the competent authorities.
- 8. That 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 the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be.



Deponents

Mr. Neville Francis Fernandes
Partner

Mrs. Leena Francis Fernandes
Partner
Through her Constituted Attorney
Mr. Nicholas Francis Fernandes

Verification

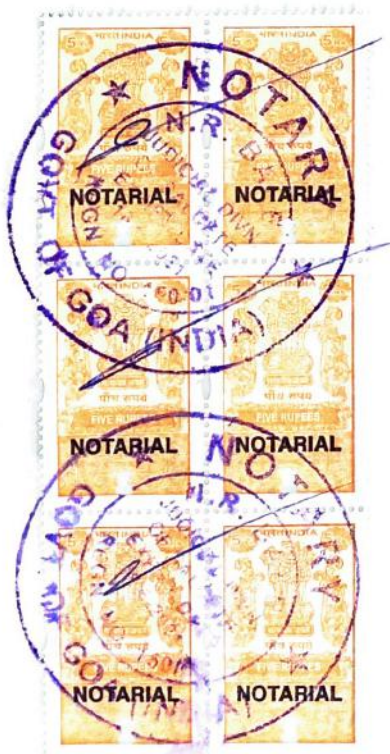
The Contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Place: Goa.

Date : 11th April 2019.

Mr. Neville Francis Fernandes
Partner

Mrs. Leena Francis Fernandes
Partner
Through her Constituted Attorney
Mr. Nicholas Francis Fernandes



Solemnly affirmed before me by
Shri/s. Neville Francis Fernandes and
Who is identified before me by Mrs. Leena Francis Fernandes
Shri/Smt. through Attorney
Who is personally known to me Mr. Nicholas Francis Fernandes
Partner
U. KALP 74588
no. Driving license
pass: MH-2-199504
814 252444

N. R. BALE
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA)

Reg. no: 9685/2009
25-11-11-2019