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16/11/2017

426562

MRS. SUNITA U. NAIK  
Licence No. AC-STP-VEN/2000/833  
dt 18-08-2000.

FORM 'II'  
[Seerule3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

#### Affidavit cum Declaration

Affidavit cum Declaration of M/s Models Leisure Ventures through its Partner Mr. Peter Vaz, son of Diogo Vaz, 50 years of age, Indian National, Business, residing at Bungalow D, Models Meridien, Caranzalem, Goa 403002, promoter of the project named **Models Avalon** /duly authorized by the promoter of the proposed project, vide its authorization dated 30/11/2017;

I, Mr. Peter Vaz, Partner and promoter of the proposed project **Models Avalon** do hereby solemnly declare, undertake and state as under:



- (1) That I Mr. Peter Vaz, Partner and promoter has 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.

- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project is completed by me/promoter from the date of registration of project; is **December 2018**;
- (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/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.

OR

(ii) That entire amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- (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 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/has 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 apartment, plot or building, as the case may be.

Solemnly affirmed on 30<sup>th</sup> day of November 2017

Deponent

Verification

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

Verified by me at Panaji on 30<sup>th</sup> day of November 2017

Deponent

I hereby attest the signature/L.H.T.I.  
of Shri /Smt./Miss. Paten Vargis  
also known as  
Pat  
who has been identified before me  
by.....  
.....who is personally known to me  
registered under No. 13605 dt 30/11/2017

SWORN BEFORE ME

SMT. AMINA SHAIKH alias PHADTE  
NOTARY FOR TISWADI TALUKA  
STATE OF GOA (INDIA)

