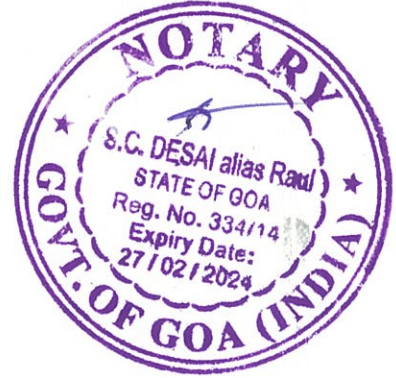


गोवा GOA

Serial No. 1835 Place of Stamp Vendor Assonery
Value of Stamp Paper 500/- Date of Issue 06.12.2021
Name of Purchaser Mr. Lawrence Custod Alphonso
Residence at Assonery Son of _____
Signature of Vendor [Signature] Signature of Purchaser [Signature]
Shri Anirudha Narayan Raul
Lic No. MAM/BAR/TI/LIC-STP-VEN/04/2018/366
DATED 04/09/2018

638248



FORM 'II'

Affidavit Cum Declaration of **MR. LAWRENCE CUSTOD ALPHONSO** promoter of the project named BELLA VILLA /duly authorized by the promoter of the proposed project, I, **MR. LAWRENCE CUSTOD ALPHONSO**, son of Late Micheal Alphonso aged 62 years, Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



[Signature]

.....2/-

(1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed

OR have/has 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 me/promoter from the date of registration of project; is 06/12/2027.

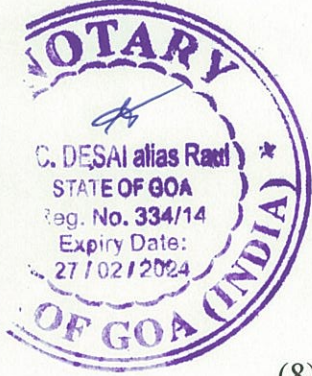
(4) (a) For new projects: That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees , from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used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

(b) For ongoing project on the date of commencement of the Rules.

(5) 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.

(6) 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 Disclosed on website) Rules,2017.





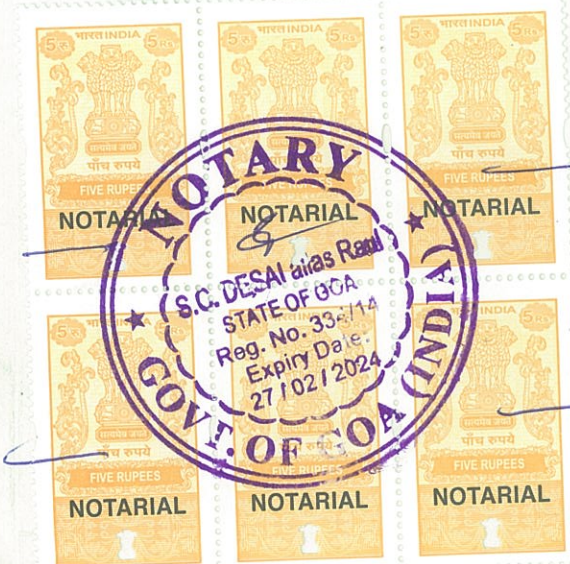
- (7) That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- (8) That I/the promoter shall take all the pending approvals on time, from the competent authorities.
- (9) 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.
- (10) That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (11) 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 06TH day of December, 2021 at Assonora- Goa.

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 Assonora on this 06TH day of December 2021.



Solemnly Affirmed before me by the
deponent /s/ who has been identified
before me by _____
known to me personally
Mapusa on 06.12.2021
Reg. No 2218/2021

S.C. DESAI alias RAUL
L.L.B. (HONS)
NOTARY


Deponent