



गोवा GOA

Sl. No. 102 Place of Vend. Margao. Date of Issue 15/11/2013

Value of Stamp Paper 50/-

Name of the Purchaser

Residing at

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Govt. Authorized Stamp Vendor

Licence No. JUD/ENL/2013/AC-I

Shop No. 4, e-Mark Building,
Margao-Goa Pin: 2731274



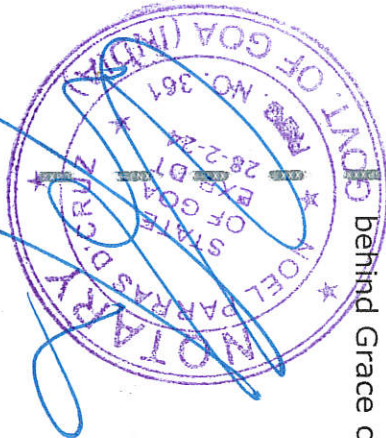
Stamp Vendor Signature:

Signature of Purchaser:

AFFIDAVIT CUM DECLARATION

GOLDEN SANDS CONSTRUCTION LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 97, Ascanio D'Costa Road, Behind Grace Church, Margao, Goa, holder of PAN CARD Number: AAKFG2664G and LLP Identification: AAA3632, represented by its Designated Partner Mr. Ranjit Cotta Carvalho, age about 51 years, married, businessman, Indian National, son of Late Shri Ligorio Cotta Carvalho, Pan Card No. AAYPC4176B, Aadhar Card No. 409318164955, residing at House No. 97, Ascanio D'Costa road, behind Grace church, Margao, Salcete, Goa, duly authorized by

Cntd 2/-



resolution dated 12.02.2020 passed by the partners of Golden Sands Construction LLP., hereinafter referred to as the "PROMOTER" of the proposed project named Benaulim Residential Villas do hereby solemnly declare, undertake and state as under:

- i : That Golden Sands Construction LLP, has a legal title Report to the land on which the development of the proposed project is to be carried out, AND
- ii : That the project land is free from all encumbrances.
- iii : That the time period within which the project shall be completed by Golden Sands Construction LLP from the date of registration of project; is 31/10/2024;
- iv : For new projects: That seventy per cent of the amounts realised by Golden Sands Construction LLP 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.
- v : That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.
- vi : That Golden Sands Construction LLP 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.
- vii :

That Golden Sands Construction LLP shall take all the pending approvals on time, from the competent authorities.

That Golden Sands Construction LLP 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.



Cntd 3/-

ix : That Golden Sands Construction LLP have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

X : That Golden Sands Construction LLP 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 02 day of May 2020 at Margao.

The contents of my above Affidavit cum Declaration are true and correct and no material has been concealed by me therefore.

Verified by me at Margao on this 02 day of May 2020.

For GOLDENSANDS CONSTRUCTION LLP

Navalthis
PARTNER

.....
GOLDEN SANDS CONSTRUCTION LLP

Solemnly affirmed before me by
the deponent/s
Who is/are identified to me by
.....
Who I personally know or
this.....day of.....20.....

Reg No

NOEL PARRAS DÍAZ
NOTARY
Salco Taluka Reg. No. 361/
STATE OF GOA (INDIA)
93/686757 91226065

