



गोवा GOA

642083

Serial No. 589 Date of Vendor: 14/10/21
Value of Stamp Paper: 500
Name of Purchaser: B B
Residence Pang Name of Father: _____
Purpose: _____ Transacting Party: _____



Sign of Stamp Vendor
Mangal M. Karapkar
License No AC/STP/VEIN747199

F. M. Rodrigues
Sign of Purchaser

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s BENNET AND BERNARD
CUSTOM HOMES PVT. LTD., promoter of the project
named 'CASA CREOLE' duly authorized by the promoters
of the proposed project, vide its Board of Resolution, dated
06/10/2021;

For Bennet & Bernard Custom Homes Pvt. Ltd.

F. M. Rodrigues
Director

I, **MRS. FABIOLA GRACE MENDES E RODRIGUES**, age 41 years, daughter of Mr. Jose Mendes and wife of Mr. Lincoln Bennet Rodrigues, married, business, Indian National, residing at C/o. 1st Floor, Mathias House, Campal, Panaji, Goa, 403001, Director, duly authorized by the Company for the proposed project, do hereby solemnly declare, undertake and state as under:

(1) That promoter has a legal title Report to the land on which the development of the project is carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the Memorandum of Understanding between such owner and promoter for sale of the real estate is enclosed herewith.

2. I say that the promoter will be entering into a Deed of Sale with the owners on the basis of the said Memorandum of Understanding before the said Project Completion.

3. I Say that the project land is free from all encumbrances.



For Bethnel & Sarin Ltd. Custom Homes Pvt. Ltd.

F. M. Rodrigues
Director

4. I say that the time period within which the project shall be completed by promoter from the date of registration of project; is 31st December 2024.

5. (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.

(b) For on-going project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realised hereinafter 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.

6. I say that the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,



For Bennett & Barnard Custom Homes Pvt. Ltd.

F. M. Rodrigues
Director

11. I say that 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 20th day of December 2021 at Panjim-Goa.



For Bennet & Bernard Custom Homes Pvt. Ltd.

F. M. Rodrigues
Director

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 Panjim on this 20th day of December 2021 at Panjim-Goa.



For Bennet & Bernard Custom Homes Pvt. Ltd.

F. M. Rodrigues
Director

Deponent

SOLEMNLY AFFIRMED AND VERIFIED

BEFORE ME BY *Fabola Grace Rodrigues*

WHO IS IDENTIFIED BY ME BY

How card. INFORMATION.

SR. NO.: *6110/2021*

DATED: *21/12/2021*

Sayed Abbas

SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji-Goa 403001
Reg. No. 2312010