भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

सत्यमेव जयते

पाँचसौ रुपये Rs. 500

INDIA NON JUDICIAL

गोवा GOA

Sl. No. 7668 Place of Vend: Margao. Date of Issue 8/12/2017

Value of Stamp Paper 500/-

Name of the Purchaser Nolen Fernandes

S/o ..... Residing at Benaulim

378605

TONY FERNANDES
Govt. Authorised Stamp Vendor
Licence No. JUD/VEN-LIC/1/2013/AC-I
Shop No. 4, Ave Maria Building,
Margao-Goa Ph: 2731274

Stamp Vendor Signature:

Signature of Purchaser:

NOTARY
Rajendra G. Raut Dessai
JUDICIAL DIVN.
OF SALCETE
Reg. No. 165
Exp. Dt: 20-05-2019
GOVT. OF GOA, (INDIA)

Affidavit cum Declaration

Affidavit cum Declaration of **M/S ROYAL DEVELOPERS**, a registered partnership firm, registered under the Indian Partnership Act 1932, having its registered office at Shop No.S-5, Royal Classic Building, Dongorim, Navelim, Salcete, Goa, represented by its partner : (i) **Mr. ALBINO ANAND FERNADES,** son of late Mr. Antonio Fernandes, aged 40 years, married, occupation business, residing at H.No. 156/A, St. Minguel Waddo, Dramapur, Salcete-Goa; (ii) **Mr. EDWARD P. FERNANDES,** son of late Mr. Beatriz Fernandes, aged 49 years, Unmarried, occupation business, Indian National, residing at H.No. 167, Cumborda, Sarzora, Chinchinim, Salcete, Goa, (iii) **Mr. KEDAR NAGENDRA JAGDALE,** son of late Nagendra Jagdale, aged 41 years, married, businessman, Indian National, residing at House No. 933/4, Moddi, Navelim, Salcete, Goa partners of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That **M/S ROYAL DEVELOPERS** have a legal title to the land bearing Survey No. 80/6-A & 80/7-A of Dramapur Village on which the development of the project name as **ST. JOSEPH RESIDENCY** is proposed.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by **M/S ROYAL DEVELOPERS** is **30/09/2019**.

4. That seventy per cent of the amounts realised by **M/S ROYAL DEVELOPERS** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That **M/S ROYAL DEVELOPERS** shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That **M/S ROYAL DEVELOPERS** shall take all the pending approvals

9. That **M/S ROYAL DEVELOPERS** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That **M/S ROYAL DEVELOPERS** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Mr. Albino A. Fernandes
Partner

Mr. Edward P. Fernandes
Partner

Mr. Kedar N. Jagdale
Partner

Verification

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

Verified by me at 17th on this February day of 2018.

Deponent

Mr. Albino A. Fernandes
Partner

Mr. Edward P. Fernandes
Partner

Mr. Kedar N. Jagdale
Partner

NOTARY Rajendra G. Raut Dessai JUDICIAL DIVN. OF SALCETE Reg. No. 166 EXP. DT: 20-05-2019 GOA, (INDIA)

NOTARIAL

NOTARY Rajendra G. Raut Dessai JUDICIAL DIVN. OF SALCETE Reg. No. 166 EXP. DT: 20-05-2019 GOVT. OF GOA (INDIA)

Solemnly affirmed before me by
Shri/Smt. Albino A. Fernandes
(2) Shri Edward P. Fernandes
Who is identified before me by (3) Mr. Kedar N. Jagdale
Shri/Smt.
Who is personally known to me

Rajendra G. Raut Dessai
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA)

PLACE: MARGAO