



गोवा GOA

Serial No. 162 Place of Vendor, Panaji Date 13/19
Value of Stamp Paper 500
Name of Purchaser CCP
Residence CCP Name of Father CCP
Purpose CCP Transacting Parties: CCP



Sign of Stamp Vendor CCP Sign of Purchaser CCP
Mangala M. Karapurkar
License No. ACISTP/IN/747/99

FORM 'II'

AFFIDAVIT CUM DECLARATION

CCP

Affidavit cum Declaration of DE LIMA PEREIRA VENTURES LLP represented by its Partner, Mr. ANTONIO OSCAR ARMANDO DE LIMA PEREIRA promoter of the project named "CONTEMPO"/duly authorized by the promoter of the proposed project, vide its/his/their authorization No. 1 dated 05/02/ 2019; I Mr. ANTONIO OSCAR ARMANDO DE LIMA PEREIRA son of Armando De Lima Pereira, aged 45, Indian National, for DE LIMA PEREIRA VENTURES LLP, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(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 a 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 31st December 2022.

(4) (a) For new projects: That seventy percent 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 –

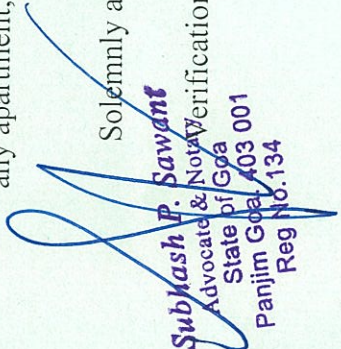
(i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only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

(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 amount 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.
- 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 maybe.

Solemnly affirmed on 1st day of March 2019

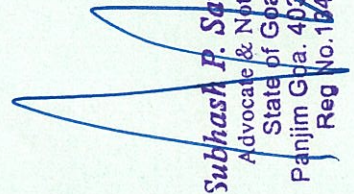

Subhash P. Sawant
Advocate & Notary
State of Goa
Panjim Goa. 403 001
Reg No. 134



Deponent
ANTONIO OSCAR ARMANDO DE LIMA PEREIRA
(For DE LIMA PEREIRA VENTURES LLP)

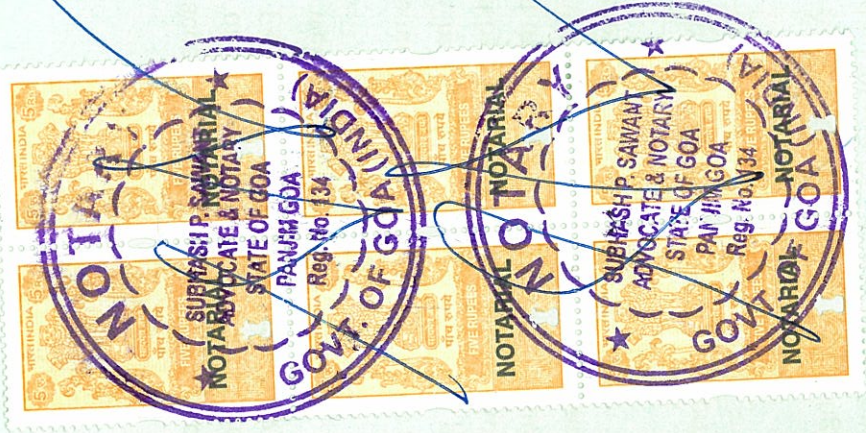
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 1st day of March 2019


Subhash P. Sawant
Advocate & Notary
State of Goa
Panjim Goa. 403 001
Reg No. 134



Deponent
ANTONIO OSCAR ARMANDO DE LIMA PEREIRA
(For DE LIMA PEREIRA VENTURES LLP)



I hereby attest the signature of

Antonio Oscar Pereira

who appeared and signed before me

and in presence of identifying

witnesses Passport no

22421584

who are known to me

Subhash P. Sawant

Advocate & Notary

State of Goa

Panjim - Goa 403 001

Reg No.134

Reg no - 831/2019
Date - 01/03/2019