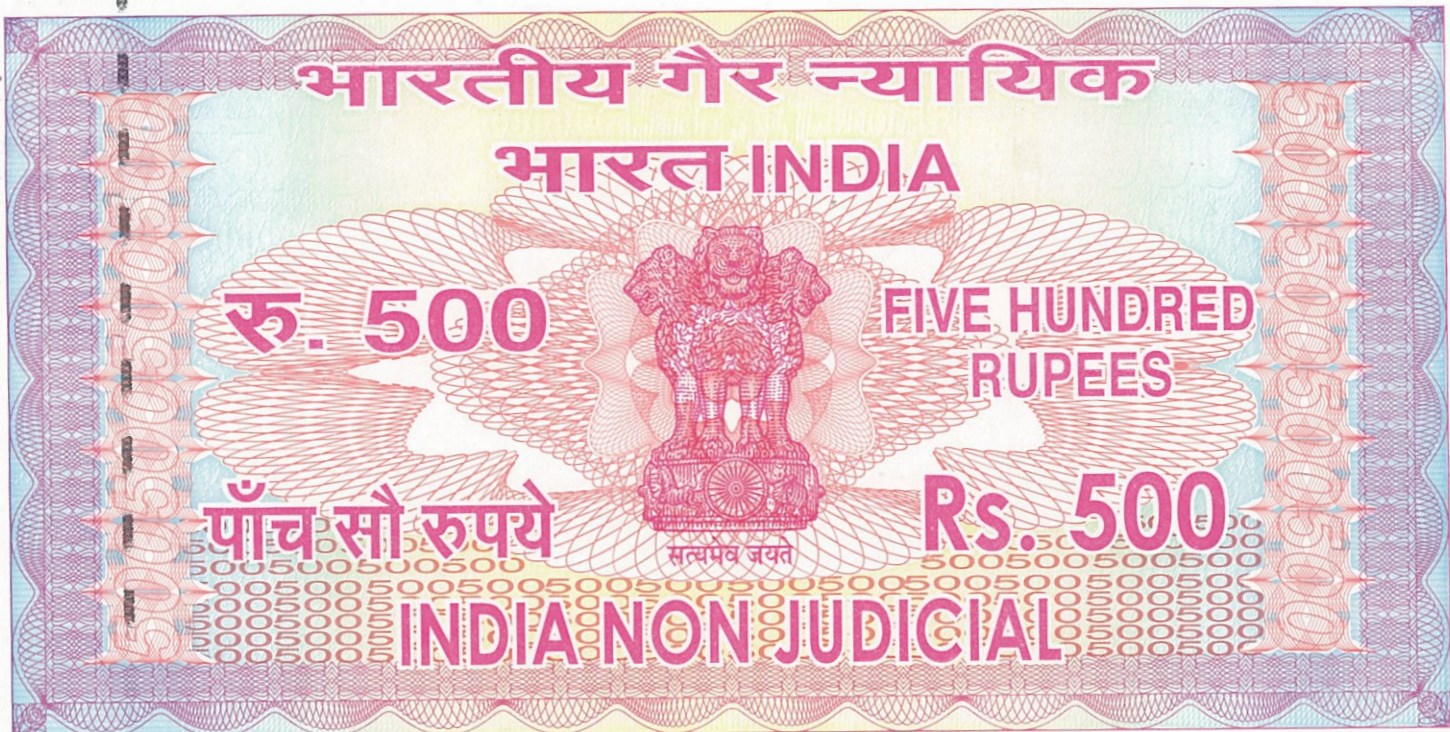




13/03/18 446010

Serial No. 11739 place of St. Vennd Mapusa Date
Value of stamp paper 500
Name of Purchaser Allan Alex Fernandes
Residence at Candolim Son of _____
Signature of Vendor [Signature] Signature of Purchaser
C. J. PANDIT - LIC NO. AC/STP/VEN/34/2003
Affidavit cum Declaration

Affidavit cum Declaration of NAIFER CONSTRUCTIONS promoter of the proposed project named THE NERUL WATERFRONT.

I, Mr. Allan Alex Fernandes, partner of NAIFER CONSTRUCTIONS, s/o. late Victor Fernandes, 37 years of age, Indian National, resident of H.No.677, Pintoswaddo, Candolim, Bardez – Goa, promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title report to land on which the development of the project is proposed.

AND

a legally valid authentication of title of such land by practicing advocate of land owner along with a declaration, supported by an affidavit by land owner or any person authorized by land owner along with an authenticated copy of agreement between such owner and promoter for development of real estate project is enclosed herewith.

2. That said land is free from all encumbrances.

[Signature]



3. That the time period within which project shall be completed by me/promoter from the date of registration of project; is 01/08/2019.

4. (a) For new projects :

That seventy per cent of amount realised by me/promoter for Real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.

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

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

5. That amounts from separate account shall be withdrawn in accordance with Section 4(2) (I)(D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 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 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.

7. That I shall take all the pending approvals on time, from the competent authorities.

8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I 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 13th day of March 2018 at Mapusa, Bardez – Goa.


Deponent

Verification

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

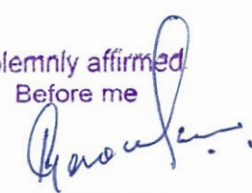
Verified by me at Mapusa, Bardez – Goa, on this 13th day of March 2018.

Id. m. D.C.
JVO. GA03-20020046435


Deponent



Solemnly affirmed
Before me


N. C. Gaonkar
Advocate & Notary
Mapusa Bardez - Goa
Reg. No. 2810/2018

13 MAR 2018