



गोवा GOA

Serial No. 526 Place of issue Goa Date 30/1/2023

Value of Stamp Paper Fifty Rupees & Padingies

Name of Purchaser J. N. N. N.

Residence Name of Father

Purpose Transacting

Parties J. N. N. N.

Sign of Stamp Vendor J. N. N. N.
Mangala N. Karapurkar
Licence No AGUSTPVEN/747199



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s BENNET AND BERNARD CUSTOM HOMES PVT. LTD., promoter of the project named 'CASA EL TOLEDO' duly authorized by the promoters of the proposed project, vide its Board Resolution, dated 04/01/2023;

For Bennett & Bernard Custom Homes Pvt Ltd.

Michael James
Director

I, **MRS. FABIOLA GRACE MENDES E RODRIGUES**, age 42 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, Campbell, 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 Bennet & Bernard Custom Homes Pvt. Ltd.

M. Chodiyar

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 March 2027.

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) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,

For Bannet & Bernard Custom Homes Pvt. Ltd.

Meharj

Director

Registration of Real Estate Agents, Rates of Interest and
Disclosures on Website) Rules, 2017.

7. I say that 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 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. I say that the promoter shall take all the pending approvals on time, from the competent authorities.

9. I say that 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.

10. I say that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



For Bennett & Bernard Custom Homes Pvt. Ltd.

Mehod n jee
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 11th day of March 2023 at Panjim-Goa.

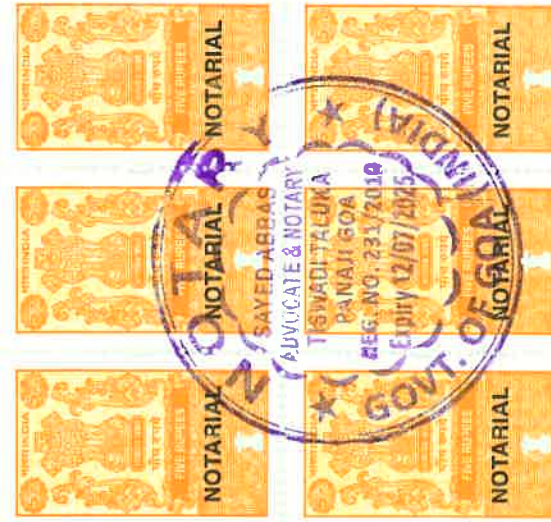
For Bennett & Bernard Custom Homes Pvt. Ltd.
Mehodn gms
Director

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 11th day of March 2023 at Panjim-Goa.



For Bennett & Bernard Custom Homes Pvt. Ltd.
Mehodn gms
Director

SOLEMNLY AFFIRMED AND VERIFIED

BEFORE ME BY: *Fabiana Grace Mendes e Rodrigues*

WHO IS IDENTIFIED BEC RE ME DUY6
Fabiana Costa

SR NO: 1289/2023

DAIED: 11/03/2023

DEPONENT

Sayed Abbas
SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji-Goa 403001
Reg. No. 231/2010