



FORM 'II'

Affidavit cum Declaration

**Mr. Kevin J A Braganza**, Son of Mr. Antonio M. J. Pegado Braganza, aged 37 years, Indian National, partner and duly authorized representative of the Developers M/s Comfort Livings, Real Estate Consultants and Developers., Developers of the project named "AMARA by Comfort Livings". I, do hereby solemnly declare, undertake and state as under:

- (1) That I/we are the Developers of the land/project and have a legal title Report to the land on which the development to the project is proposed.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by developers from the date of registration of project; is 3 years from the date of RERA registration or by 30/01/2026 whichever is later;
- (4) For new projects: That seventy percent of the amounts realised by 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(I)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 Disclosure on Website) Rules, 2017.
- (6) That we the developers 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.

- (7) That we the Developers shall take all the pending approvals on time, from the competent authorities.
- (8) That we the Developers 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 we the Developers have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That we the Developers 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 14 day of February, 2023 at Mapusa, Bardez, Goa.



## Verification

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 Mapusa on this 14 day of February 2023.

  
Deponent

Identified by:



Executed before me which I attest  
Mapusa 14/2/2023.



Y. ZUZARTE  
B.Sc., LL.B  
Advocate and Notary Public  
Mapusa - Goa

Reg. No. 2581/2023