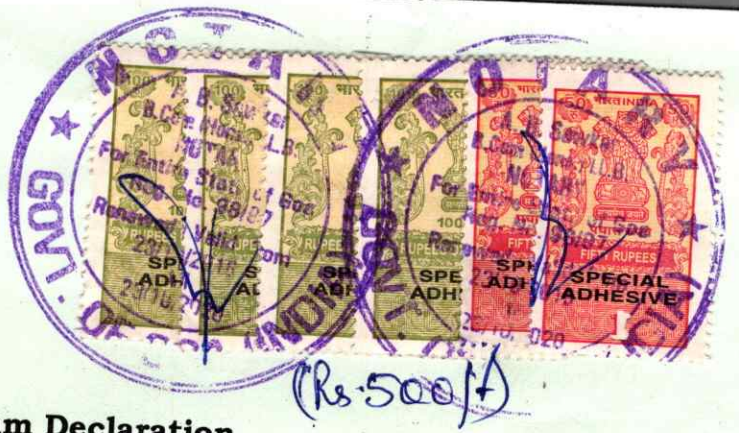




Affidavit Cum Declaration

Affidavit cum Declaration of MARIO FERNANDES, having its office at Office No:6, Comunidade Ghor, 2nd Floor, Angod, Mapusa, Goa, promoter of the project named MFAs- MAGNOLIAS SELECT HOMES represented herein by the promoter of the proposed project, Mr. Mario Fernandes, son of Constancio Fernandes, aged 52 years, married, businessman, resident of H No: 242/2A, St Jerome Vaddo, Opp. Galaxy Hospital, Duler, Mapusa, Goa, do hereby solemnly declares, undertake and state as under.

1. That I have a legal title to the plot bearing surveyed under PT Sheet No: 9 survey No: 72 sub division No: 19-A and PT Sheet No: 9 survey No: 72 sub division No: 20, on the land on which the development of the project namely "MFAs MAGNOLIAS SELECT HOMES, 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 31st March 2022.
4. 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.
5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliances 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.



That I/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 18th day of April 2019 at Mapusa, 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, Goa on this day of 18th April 2019 at Mapusa, Goa.

Deponent



Reg. no. 219/2019

Solemnly affirmed before me by the Deponent

who has been Identified

by

Kown to me personally

dated 18/04/2019

A. B. Sawkar

B.Com. (Hons.) LL.B.

NOTARY

For Entire State of Goa

Reg. No. 98/97