



गोवा GOA

Serial No. 5181 Place of vendor, Porvorim - Goa. Date 16/06/2021

570945

Value of stamp paper 500/-

Name of Purchaser Mercy construction LLP

Residence _____ Name of Father _____

Purpose _____ Parties : _____

Signature of vendor _____ Signature of Purchaser _____
The Gadgebaba Multipurpose Co-op. Sty. Ltd.
LTC No. AC/STP/VEN/07/2019. Dt. 10/10/2019

Affidavit cum Declaration

WE, M/S. MERCY CONSTRUCTION LLP promoter of the project named **MERCY RESIDENCY** duly authorized by the promoter of the proposed project, vide its/his/their authorization No. AAU-5761 dated 05TH November 2020;

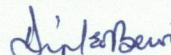


Signature

I, MRS. DIMPLE OBEROI daughter of Mr Anthony James aged 42 Indian national, 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 the promoter has a legal title Report to the land on which the development of 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 the promoter from the date of registration of project; is 30/09/24 

(4) (a) For new projects: That seventy per cent of the amounts realised by the 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

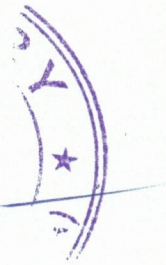
(6) That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that 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.

(7) That the promoter shall take all the pending approvals on time, from the competent authorities.

(8) 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) 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 18th day of Aug 2021 at Ponnam - Coor.



Dimple Beni
Deponent

Verification

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

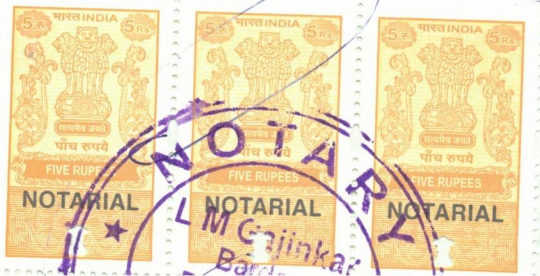
Verified by me at Ponnam on this 18th day of Aug. 2021

Dimple Beni
Deponent

Witness:

LouRDES A. DSOUZA : Dsouza

Sriya L. Valvoikar : Valvoikar



BEFORE ME
I hereby attest the signature (s)/LH of Executing Parties: Ms. Dimple Oberoi
Who is/are identified by: Deedar no
When I Know Personally. 574827990609
Serial No. 81587 Date 18/08/2024