



Serial No. 3070 Place of Vend MARGAO Date 12/06/2019 405687
Value of Stamp, Paper:
Name of Purchaser: RYAN ARAUJO
Residence: BENAULIM Name of Father:
Purpose: Transacting }
Parties }
As there is no one single paper for the value of Rs. 3070
Additional stamp papers for the completion of the value are
attached along with.
Stamp Vendor's Sign. f. Dargao
Ermelinda Albuquerque Dias
Shop No. C-16, SGFDA Market,
Lic No JUD/VEN-116/2006/AG-1

Affidavit Cum Declaration

Affidavit cum Declaration of RYAN ARAUJO his office at 203, Plaza De Araujo, Benaulim, Salcette, Goa 403716, Promoter of the project named ARAUJO GRANDE represented herein by the promoter of the proposed project, Ryan Araujo, son of Frank Anthony Araujo, aged 42 years, unmarried, businessman, resident of 203, Plaza De Araujo, Benaulim, Salcette, Goa 403716
I do hereby solemnly declares, undertake and state as under.


Contd..2

f. Dargao



- (1) That I have a legal title to the plot bearing survey 245/19D on the land on which the development of the project namely Araujo Grande 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 is **31/03/ 2021**;
- (4) 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) 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 17th day of June.2019 at Margao, Goa


Deponent

Verification

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

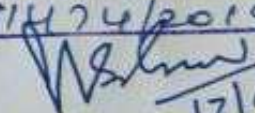
Verified by me at Margao on this 17th day of June 2019.


Deponent



Solemnly affirmed before me by
Mr. Ryan Araujo
who is identified to me by

who is personally known to me
this 17th day of JUNE 2019
Reg. No. 11474/2019


SANJAY A. SHIRODKAR
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)