

गोवा GOA

508196

Sr. No 1738 Place of Vend MARGAO Date of Issue: 18/10/2019

Value of Stamp Paper: Rs. 500/-

Name of Purchaser: \_\_\_\_\_

Son of \_\_\_\_\_ Residing at \_\_\_\_\_

As there is no one single Stamp paper for the value of Rs. \_\_\_\_\_  
for the completion of the value is attached alongwith  
Licence No JUD/VEN/LIC/2005/AC-1 Dated 07-02-2006  
Name of stamp vendor M.R DIAS

Signature of Vendor

Signature of Purchaser

FORM 'II'

[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGN BY THE PROMOTER  
OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit Cum Declaration

Affidavit cum Declaration of **Mr. Sheikh Abdul Kadar** promoter of the project name Pearl Enclave duly  
authorized by the promoter of the proposed project, vide its/his/their authorization No. 1 dated 26<sup>th</sup>  
December, 2019; I **Shri. Sheikh Abdul Kadar** son of late Sheikh Abdul Gaffar major of age 54 years,  
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 I promoter have/has a legal title Report to the land on which the development of the project is proposed.

OR

Have/has legal title Report to the land on which the development of the proposed project is to be carried out

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 12<sup>th</sup> March, 2024.

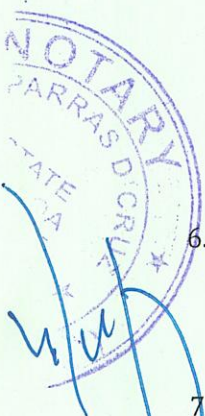
(a) For ongoing project on the date of commencement of the Rules;-

- (i) That seventy percent of the amounts to be realized hereinafter by me/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.

OR

- (ii) That the entire amounts to be realized hereinafter by me/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, since the estimate receivable of the of the project is less than the estimated cost of completion of the project.

4. That the amount from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the goal Real Estate (Regulations and development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of interest and Disclosures on websites) Rules, 2017.
5. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
7. 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.





8. That I/the promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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 26<sup>th</sup> day of December 2019



Sheikh Abdul Kadar

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 19<sup>th</sup> day of Feb 2018



Sheikh Abdul Kadar

Aadhar Card no: 282343915521

Solemnly affirmed before me by  
the deponent/s  
Who is/are identified to me by  
Aadhar - 282343915521  
Who I personally know or  
this 26<sup>th</sup> day of Dec 2019.

Reg No 1281/2019.

NOEL PARRAS D'CRUZ  
NOTARY  
Salicete Taluka (Reg No. 361)  
STATE OF GOA (INDIA)  
9326863757 942269655

