

गोवा GOA

Serial No 8264 Place of Vendor, Panaji, Dist. 10/3/18
Value of Stamp Paper _____
Name of Purchaser SPT
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

474673

Mr
Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Benedict Saldanha promoter of the project named Saldanha Garden at Mulgao, Bicholim- Goa.

Shri. Benedict Saldanha, son of late Joseph M. Saldanha, aged 57 years, Indian National, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I have a legal title Report to the land on which the development of the proposed project is to be carried out.

AND

a legally valid authentication of title of such land along with an authenticated copy of the sale deed between such owner and promoter for development of the real estate project is enclosed herewith.

(2) That the project land is free from all encumbrances.

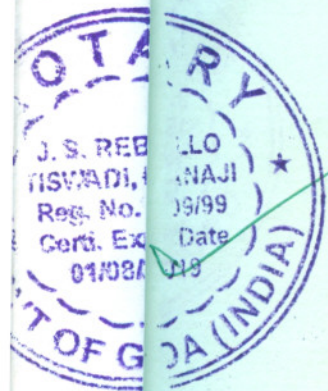
(3) That the time period within which the project shall be completed by me from the date of registration of project; is 31/12/2021;

(4) (b) For ongoing project on the date of commencement of the Rules-

(i) That seventy percent of the amounts to be realised hereinafter by me 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 Disclosures on Website) Rules, 2017.

(6) That I shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Account 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.

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

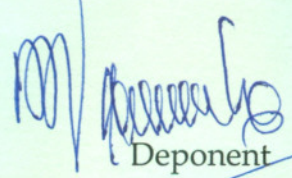
(8) That I shall inform the Authority regarding all the changes that have occurred in the information furnished under sub - section (2) of section 4 of the Act under rule 3 of the said Rules, within seven days of the said changes occurring.

(9) That I have furnished such other documents as have been prescribed by the rules and regulation made under the Act.

(10) That I 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 16th day of March 2018 at Panaji

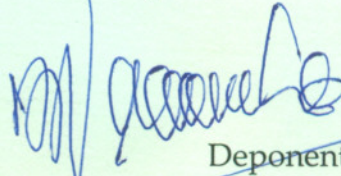



Deponent

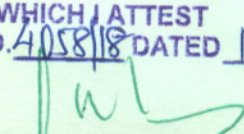
VERIFICATION

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 16th day of March 2018 at Panaji.


Deponent



EXECUTED BEFORE ME
WHICH I ATTEST
REG. NO. 4058/18 DATED 16/3/2018

J. S. REBELLO
NOTARY
PANAJI
STATE OF GOA (INDIA)