

गोवा GOA

536629

Serial No. 2363 Place. MARGAO. Date 23/7/20

Value of Stamp Paper : Five hundred

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

Residence \_\_\_\_\_ Father's Name. \_\_\_\_\_

Purpose \_\_\_\_\_ Transacting }  
Parties }

Sign Stamp Vendor  
CAMILO FRANCIS TREVOR BRAZ  
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser \_\_\_\_\_



FORM 'B'  
[See rule 3(6)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE  
PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of L and L Builders Private Limited, through Director **Mr. Leo Arcanjo Pereira**, Age adult, Occupation Business, Office at 6<sup>th</sup> Floor, L & L Correia's Pride Building, Near South Goa District HQ, Margao, Goa 403601, Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization Dated 21/08/2020;

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Name of the Party: \_\_\_\_\_  
 Name of the Property: \_\_\_\_\_  
 Value of the Property: \_\_\_\_\_  
 Name of the Vendor: \_\_\_\_\_  
 Name of the Purchaser: \_\_\_\_\_  
 Name of the Notary: \_\_\_\_\_



Signature of the Vendor: \_\_\_\_\_  
 Signature of the Purchaser: \_\_\_\_\_  
 Signature of the Notary: \_\_\_\_\_  
 Date: \_\_\_\_\_

I, **Mr. Leo Arcanjo Pereira**, Director and promoter of the proposed project '**L & L Belvedere**' / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I Mr. Leo Arcanjo Pereira, Director and promoter has a legal title Report to the land on which the development of the project is proposed OR has 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 agreement 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/promoter from the date of registration of project; is 31-12-2025;

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised 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 entire of the amounts to be realised hereinafter by me/promoter for the real state 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 estimated receivable of the project is less than the estimated cost of completion of the project

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 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 portion 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.



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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 these 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.

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.

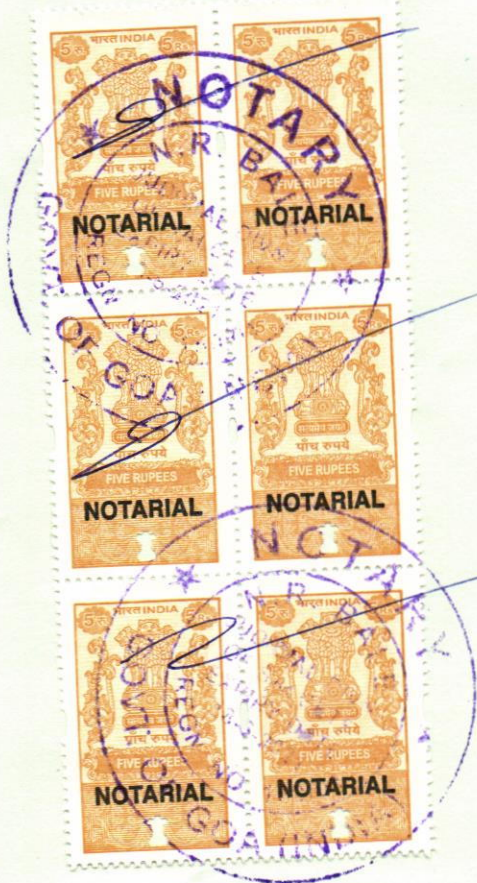
*[Signature]*  
Deponent

**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 on this day of 01/09/2020.

*[Signature]*  
Deponent



Solely affirmed before me by  
Shri. Leo Anand Pareira  
Who is identified before me by  
Shri/Smt. ....  
Who is personally known to me

*[Signature]*

**N. R. BALE**  
ADVOCATE & NOTARY  
MARSAO  
STATE OF GOA (INDIA)

Reg. No. 15792/2020  
Dt. 1-9-2020