



गोवा GOA

387109

Serial No. 206 Place of Vendor, Paraji 29/11/18  
Value of Stamp Paper \_\_\_\_\_  
Name of Purchaser \_\_\_\_\_  
Residence \_\_\_\_\_ Name of Father \_\_\_\_\_  
Purpose \_\_\_\_\_ Transacting Parties: \_\_\_\_\_

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

Sign of Purchaser



### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s BENNET AND BERNARD  
CUSTOM HOMES PVT. LTD., promoter of the project named  
'TUDOR HOUSE' duly authorized by the promoters of the  
proposed project, vide its Board of Resolution, dated  
18/01/2018;

I, Lindsay Bernard Rodrigues, son of Luciano Rodrigues, aged 34, 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 promoter has a legal title Report to the land on which the development of the project is 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 sale of the real estate 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 promoter from the date of registration of project; is 31/12/2018 ;

(4) (a) For new projects: That seventy per cent of the amounts realised by 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 Rules—

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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

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

(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 29<sup>th</sup> day of January 2018 at Panjim.



*[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 Panjim on this 29<sup>th</sup> day of January 2019 .

*[Signature]*

Deponent

SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE ME BY Lindsay Bernard,  
WHO IS IDENTIFIED BEFORE ME BY Rodriguez.

WHOM I KNOW.

SR. NO.: 769/2018.

DATED: 20/02/2018

*[Signature]*

**SAYED ABBAS**  
Advocate & Notary  
Tiswadi Taluka  
Panaji-Goa 403001  
Reg. No. 23112010

