



गोवा GOA

Serial No. 29840 Place of Vend MARGAO Date: 16/02/18 366798

Value of Stamp Paper:

Name of Purchaser: N/An Khande

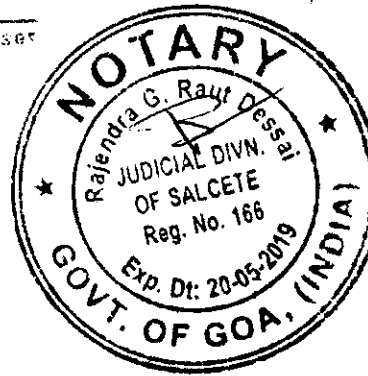
Residence: Besauli Name of Father:

Purpose: Transacting }
Parties }

As there is no one single paper for the value of Rs.
Additional stamp papers for the completion of the value are
attached along with

Stamp Coins Sign.
Embossed Markings Sign
Shop No. C-12, P.O. Old Market,
Lic No. JUD/VER-Lic/2006/AC-I

[Signature]
Signature of Purchaser



Affidavit cum Declaration

[Signature] [Signature]

Affidavit cum Declaration of **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS**, a registered partnership firm, registered under the Indian Partnership Act 1932, having its registered office at Shop No.S-5, Royal Classic Building, Dongorim, Navelim, Salcete, Goa, represented by its partner : (i) **Mr. ALBINO ANAND FERNADES**, son of late Mr. Antonio Fernandes, aged 40 years, married, occupation business, residing at H.No. 156/A, St. Minguel Waddo, Dramapur, Salcete-Goa; (ii) **Mr. EDWARD P. FERNANDES**, son of late Mr. Beatriz Fernandes, aged 49 years, Unmarried, occupation business, Indian National, residing at H.No. 167, Cumborda, Sarzora, Chinchinim, Salcete, Goa, partners of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** have a legal title to the land bearing Survey No. 227/6-A-4 of Nuvem Village on which the development of the project name as **ROYAL SYMPHONY** is proposed.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** is **15/02/2020**.

4. That seventy per cent of the amounts realised by **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** shall take all the pending approvals on time, from the competent authorities.

Albino Anand Fernandes
Edward P. Fernandes

9. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Mr. Albino A. Fernandes
Partner

Mr. Edward P. Fernandes
Partner

Verification

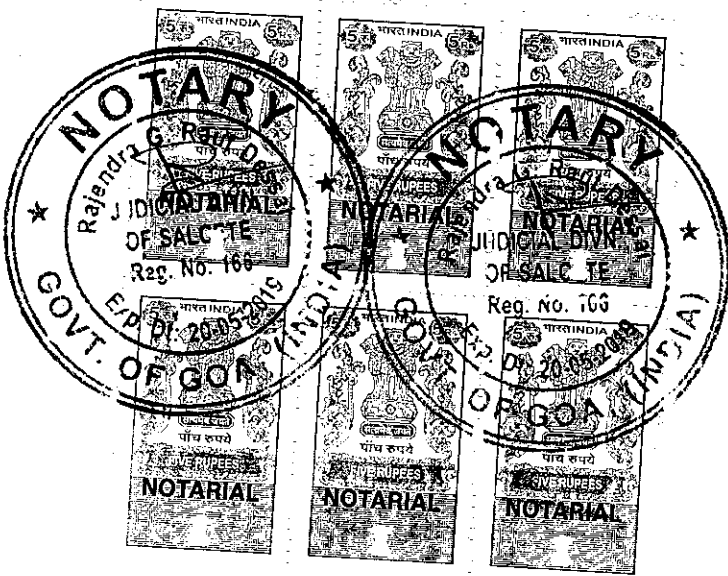
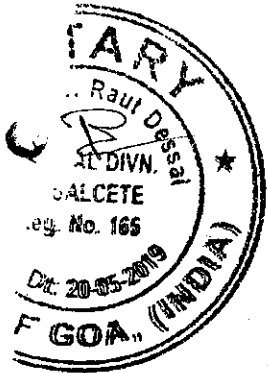
The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at 17th on this February day of 2018.

Deponent

Mr. Albino A. Fernandes
Partner

Mr. Edward P. Fernandes
Partner



Solemnly affirmed before me by
Shri/Smt. Albino A. Fernandes,
Shri/Smt. Edward P. Fernandes,
who is identified before me by

Shri/Smt. _____
Who is personally known to me

Rajendra G. Raut Dessar
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA)

PLACE: MARGAO
Reg. No: 31659/2018
Date: 17-02-2018