



गोवा GOA

Serial No 9518 Place of Vendor, Panaji Date 24/7/24
 Value of Stamp Paper 500/-
 Name of Purchaser Ryan Bosco De Souza
 Residence SIOM Name of Father Reinaldo De Souza
 Purpose APPOINTMENT Transacting Parties:

833200



Sign of Stamp Vendor
 Mangala N. Karapurkar
 License No. AC/STPA/EN/747/99

Sign of Purchaser

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of MR. RYAN BOSCO DE SOUZA, Director
 of TOQUE REAL INFRATECH PRIVATE LIMITED

duly authorized by the developer promoter dates 01/05/2024 and MR. FRANCISCO BERNARDO TOLENTINO PEREGRINO DA FATIMA URSULA DE SOUZA, MRS. OLINDA PEREIRA, MRS. LILIA BERENICE DA PIEDADE URSULA DE SOUZA, MRS. SHEILA MOHANTY, MRS. CHRISTY URSULA DE SOUZA, MR. ALITO BOAVENTURA URSULA DE SOUZA, MR. PATRICK ELEUTERIO FERNANDES, MR. MACKENROY SHELTON FERNANDES, the landowner promoter of the proposed project named "POLARIS", as per Clause 10(a) on Page 13 of the AGREEMENT FOR DEVELOPMENT AND SALE registered under Sr. No 2022-PNJ-1284 dated 29th April, 2022 read as power of attorney dated 31st May, 2022, registered before Notary Jaiprakash V. Naik under Notarial Registration No. 2766/2022

I, Mr. RYAN BOSCO DE SOUZA son of Mr. REMEDIOS DE SOUZA, major of age, Indian national Director of TOQUE REAL INFRA TECH PRIVATE LIMITED duly authorized by the developer promoter

I, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title Report to the land on which the development of the project is proposed
2. That the Project land is free from encumbrances.
OR
That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is 30/11/2027.
4. (a) For new projects: That seventy per cent of the amounts realized by the 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 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 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 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) (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



1

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 Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has 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 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, on any grounds.

Solemnly affirmed on 29 day of July 2024.



Mr. RYAN BOSCO DE SOUZA
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Goa on this 29 day of July 2024.



CASSIAN CRASTO
Advocate & Notary
(Govt. of India)
Panaji, Tiswadi, Goa



Mr. RYAN BOSCO DE SOUZA
Deponent

Solemnly affirmed before me by

Ryan B. D. C.

S. 0129

Reg. No. 9986 Date 29/7/24

known/identified to me by



CASSIAN CRASTO
Advocate & Notary
(Govt of India)
Panaji, Tiswadi, Goa

