



गोवा GOA

Date 15/4/19 Sr. No. 43 Value Rs. 500
Name of Purchaser FALCON RETREAT PVT LTD
Resident of CALANGUTE
Place of Vendor Panaji
Licence No. AC/STP/VEN/102/2003

Sign of Vendor

Sign of Purchaser

FORM 'II'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Falcon Retreat Private Limited, a company incorporated and registered under the provisions of the Companies Act, 1956, and existing under the Companies Act, 2013, bearing Corporate Identification No. U55101GA1994PTC001516 and PAN Card no. AADCF8302Q, having its registered office at 142, Ghorbhat, Arpora, North Goa, Goa - 403516 and its address for communication at 59 Jolly Maker Chambers-II, 225 Nariman Point, Mumbai - 400021, hereinafter referred to as "the Promoter/Company" represented herein by its Director and duly authorised signatory Dr. John Britto, late son of Mr. Edmund Britto, 62 years of age, married, businessman, Indian national, resident of Johnville, 13th Road, Chembur, Mumbai - 400071, in respect of the project named Acron Edgewater Villas on plot bearing Survey Nos. 142/1 and 142/2 of Village Arpora, Bardez, Goa - 403516.



I, Dr. John Britto, late son of Mr. Edmund Britto, 62 years of age, married, businessman, Indian national, resident of Johnville, 13th Road, Chembur, Mumbai – 400071, director of the Promoter/Company that is promoting the proposed project do hereby on behalf of the Promoter/Company solemnly declare, undertake and state as under:

- (1) That the Promoter/Company has a legal title Report to the land on which the development of the project is to be carried out and a legally valid authentication of title of such land
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by the Promoter/Company from the date of registration of project ends on 30th November 2023;
- (4) For new projects: That seventy per cent of the amounts to be realised by the Promoter/Company 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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/Company 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/Company shall take all the pending approvals on time, from the competent authorities.
- (8) That the Promoter/Company 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/Company have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That the Promoter/Company shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 6th day of October 2019 at Mapusa Goa.

For Falcon Retreat Pvt. Ltd.

Director

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 MAPUSA Goa on this 6th day of OCTOBER 2019

For Falcon Retreat Pvt. Ltd.

Director

Deponent



Solemnly affirmed before me by deponent
Who has been identified before me

Known to me personally

Mapusa on 6-10-19

Y. ZUZARTE
B.Sc. LL.B.
NOTARY
BARDEZ DIVISION

Rp 12146/19