

Develop



गोवा GOA

Sl. No. 9171 Place of Vend: Margao. Date of Issue 9/3/2018
Value of Stamp Paper 500/-
Name of the Purchaser Mevilton Fernandes
S/o Narebin Residing at Narebin

396523

TONY FERNANDES
Govt. Authorised Stamp Vendor
Licence No. JUDIVEN-LIC/1/2013/AC-I
Shop No. 4, Ave Maria Building,
Margao-Goa Ph: 2731274



Stamp Vendor Signature:

Signature of Purchaser:

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mevilton Fernandes promoter of the project named Zion Classic / duly authorized by the promoter of the proposed project, vide its/his/their authorization No. N.A. dated 9-3-18, I Shri. Mevilton Fernandes, son of Inacio Fernandes aged 28 years Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and states as under:

- 1) That I / promoter have has a legal title report to the land on which the development of the project is proposed

Mevilton

OR

Have a legal title Report to the land on which the development of the proposed project is to be carried out

AND

- 2) That the project land is free from all 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 me/promoter from the date of registration of project; is 31st December 2018.

- 4) (a) For new projects: That seventy per cent of the amounts realized 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 Rules –

i) that seventy per cent of the 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.

OR

ii) That entire amounts to 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 and Disclosures on Website) Rules, 2017.

Yohs



- 6) That I / the 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 account 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 proportion 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.
- 8) That I / the shall inform the Authority regarding all the changes that above 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 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 building, as the case may be.

Solemnly affirmed on

9th day of March 2018



Deponent

Mevilton Fernandes

Verification

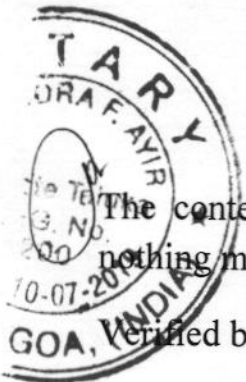
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Margao, 9th day of March 2018



Deponent

Mevilton Fernandes





गोवा GOA

Sl. No. 9172 Place of Vend: Margao. Date of Issue 9/3/2017

Value of Stamp Paper 500/-

Name of the Purchaser Mexilton Fernandes

S/o.....Residing at Nardim

396524

TONY FERNANDES

Govt. Authorised Stamp Vendor

Licence No. JUD/VEN-LIC/1/2013/AC-I

Shop No. 4, Ave Maria Building,

Margao-Goa Ph: 2731274



Stamp Vendor Signature:

Signature of Purchaser:

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Inacio Fernandes promoter of the project named/ duly authorized by the promoter of the proposed project, vide its/his/their authorization No. Na. dated Na, I, Inacio Fernandes son of Manuel Fernandes aged 64 Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and states as under:

- 1) That I have a legal title report to the land on which the development of the project is proposed

Inacio Fernandes

OR

Have a legal title Report to the land on which the development of the proposed project is to be carried out

AND

- 2) That the project land is free from all 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 me/promoter from the date of registration of project; is 31st December 2018.

b) for ongoing project on the date of commencement of the Rules –

i) that seventy per cent of the 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.

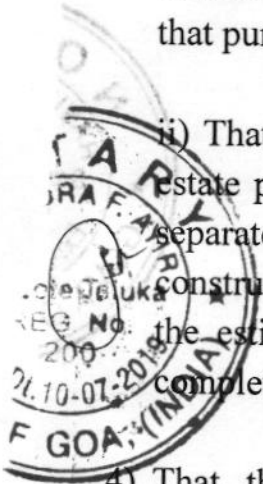
OR

ii) That entire amounts to 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.

- 4) 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.

- 5) That 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 account 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 proportion to the percentage of completion of the project.

Francis Fernandes



- 6) That I 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.
- 7) That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 8) That I shall not discriminate against any allottee at the time of allotment of any apartment, plot building, as the case may be.

Solemnly affirmed on 9th day of March 2018

Inacio Fernandes

Deponent

Inacio Fernandes



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 *mogm* 9th day of March 2018

Inacio Fernandes

Deponent

Inacio Fernandes