



गोवा GOA

Sl. No. 8977 Place of Vend: Margao. Date of Issue 10/10/23

B 181177

Value of Stamp Paper 100/-
Name of the Purchaser Golden Sands
Slo. Residing at Margao

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

FORM 'II'
[Seerule3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ranjit Cotta Carvalho Partner in Golden Sands Construction LLP duly authorized by the promoter of the proposed project named "VARCA PALMS VIELAS", vides its authorization no. N.A. dated 18th August 2022;



I, **Mr. Ranjit Cotta Carvalho**, son of Late Ligorio Cotta Carvalho, aged 54 Years, Indian national Partner in **Golden Sands Construction LLP**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/ promoter have a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project 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 me/promoter from the date of registration of the project; is **30/05/2026**

(4) For ongoing projects on the date of commencement of the Rules –

That seventy percent 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(I)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 I/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 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 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 I/the promoter have 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 or building, as the case may be.

Solemnly affirmed on 14th October 2023


Mr. Ranjit Cotta Carvalho
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 Margao, dated 14th October 2023

Ranajit

Mr. Ranjit Cotta Carvalho

Deponent



solemnly affirmed before me by
the deponent / s
Who is/are identified to me by
known to me
Who I personally know on
this 14 day of 10 2023
Reg. No. 9094/2023

NOEL PARY D'CRUZ
NOTARY
State of Goa (Reg. No. 361)
STATE OF GOA (INDIA)
9326863757 / 942269655

NOTARY
STATE OF GOA
REG. NO. 361
9326863757 / 942269655

14/10/23