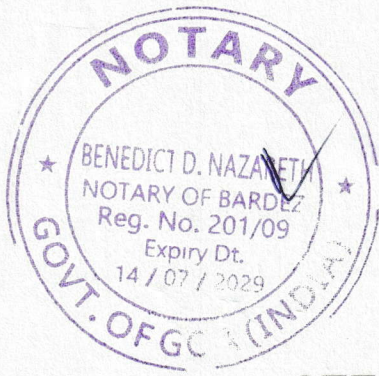




AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr Mario Fernandes, his office at Office No 6, Comunidade Ghor, 2nd Floor, Angod, Mapusa Goa, promoter of the project named **"MFA - MAPUSA CABIN TRADE CENTER"** represented herein by the promoter of the proposed project, Mr Mario Fernandes son of Constancio Fernandes, aged 58 years, married, businessman, resident of H NO 242/2A, St Jerome vaddo, Opp Galaxy Hospital, Duler, Mapusa, Goa.

I do hereby solemnly declares, undertake and state as under:-

- (1) That I have a legal title to the plot surveyed under Chalta No 18 PT Sheet No 155 of City of Mapusa, on the land on which the development of the project namely **"MFA - MAPUSA CABIN TRADE CENTER"** is proposed.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by is 31.08.28
- (4) That seventy per cent of the amounts realised 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

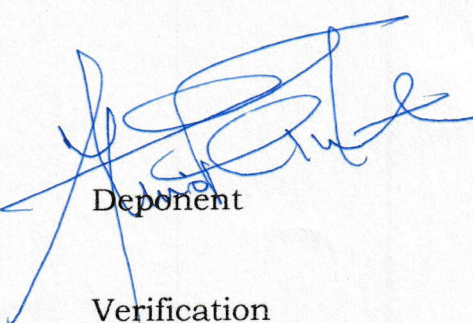
signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliances with the proportion to the percentage of completion of the project.

(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/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, SHOP, Office, plot or building, as the case may be. Solemnly affirmed on 8th day of September 2025 at Mapusa.

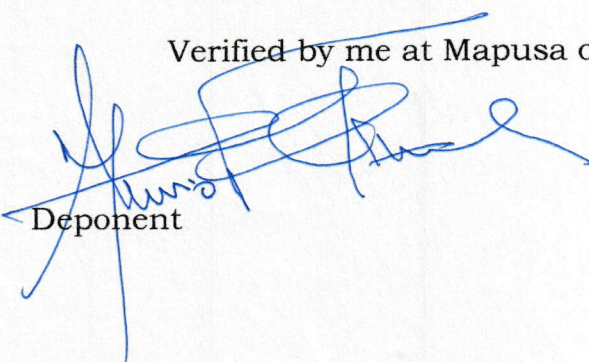


Deponent

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 on this ^{9th} ~~8th~~ day of September 2025



Deponent

I, hereby attest the above signature of the executant's
Shri./ Smt./ Kum... Mauo Fernandes
r/o... Duleu mapusa goa
who has signed before me and has been identified
by...
Whom I know Personally.

SR. No.: 186/2025
DATE: 9/9/25

BENEDICT D. NAZARETH
NOTARY OF BARDEZ
REG. NO. 201/09

