



गोवा GOA

Sr No: 8316 Place of Vendor: Margao. Date: 22/02/2018

366506

Vendor's Name: Antonio Joao De Abreu; License No: JUD/VEN - LIC/ 2007/AC-I/

Value of Stamp Paper: Rs. 500/-

Purchaser's Name: Rosario Colaco

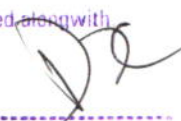
Residence: Nuvem Father's Name M. Colaco

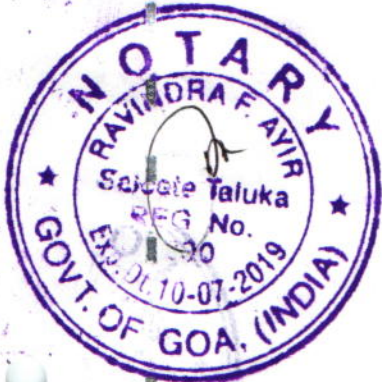
Purpose: Transacting Parties

As there is no single paper for the value of Rs.

Additional stamp papers for the completion of the value are attached alongwith


Signature of Vendor


Signature of Purchaser



AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of **Mr. Rosario Colaco** promoter of the project named Royal Residency ^{Villas} I Mr. Roasario Colaco, Son of Mr. Mariano Colaco, aged 56 years and Indian National, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

(1) That we the promoter have a legal title Report to the land on which the development of the project is proposed.

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 the 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 for the real estate of registration of project; id 28th February, 2027.



(4)(a) For a 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 deposited in a separate account to be maintained in a scheduled bank to cover the cost of

Dr. S. S. Rao

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 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, 2007.

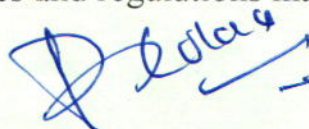
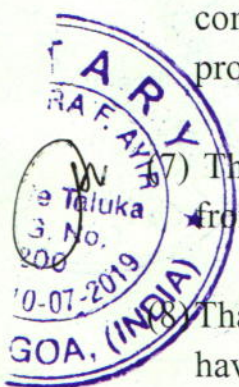
- (6) That I shall get the accounts audited with six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with 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, 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 rules 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/bungalows, as the case may be.

Solemnly affirmed on 22nd Feb. 2018.

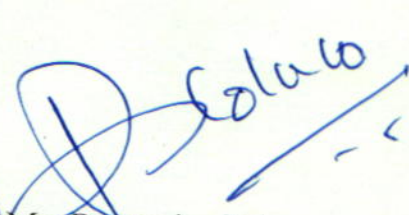
Verification by me:



Mr. Rosario Colaco
Deponent

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 22nd day of February, 2018.



Mr. Rosario Colaco
Deponent



Solemnly affirmed before me by
Shri/Smt. Rosario Colaco
Who is identified to me by
Sp. Cert. No. CM.B.O. 20351
DATE: 22/02/2018
REG No: 1324

RAVINDRA F. AYIP
ADVOCATE & NOTARY
MARGAO
STATE OF GOA, INDIA

