

गोवा GOA

11 APR 2019

B 297385

Serial No.: 21576... Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 50/- (Rupees Fifty only)
Name of Purchaser... Hemendra V. Shah R/O: Vasco
Name of Father/Husband : V. Shah Purpose.....

Signature of Stamp Vendor

Signature of Purchaser

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FORM 'II' [See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of (1) Mr. Anthony Cedric Dias, Proprietor of Prime Builders, 2nd Floor, Prime Corner, Vasco da Gama, Goa, and (2) Mr. Hemendra Umedmal Shah, Proprietor of Sakaria Life Space, 74, Champa Gally, 1st Floor,



M. J. Market Lane, Mumbai, are the Promoters of the project named "Kingston Plaza" for construction of 1 (one) building single phase situated at Vaddem, Vasco da Gama, Goa.

We, **(1) Mr. Anthony Cedric Dias** son of late Albert Dias, aged 57 years, Indian National, and **(2) Mr. Hemendra Umedmal Shah**, son of Mr. Umedmal Shah, Indian National, aged 48 years, are the promoters of proposed project do hereby solemnly declare, undertake and state as under:

1. Institution Fabrica de Igreja de St. Andre Church, Mormugao have a legal title report to land with whom Mr. Anthony Cedric Dias have executed an "Agreement for Sale cum Development" dated 25.07.2018 and Joint Venture/Collaboration Agreement dated 11.10.2018 between Prime Builders and Sakaria Life Space have executed on which development of project is proposed.

AND

A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and Promoter No. (1) herein for development and of Real estate project is enclosed herewith.

2. That said land is free from all encumbrances.
3. That time period within which project shall be completed by us from the date of the registration of project is 31.03.2024.
4. For on-going project on the date of commencement of the Rules:
 - (i) That seventy percent of the amount to be realised by us / promoter for Real estate project from 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 land cost and shall be used only for that purpose.

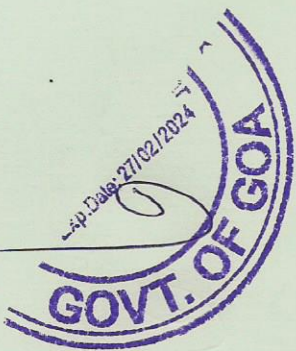


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5. That amounts from separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules, 2017 .
6. That we shall get accounts audited within six months after 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 audit that amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.
7. That we shall take all the pending approvals on time from the competent authorities.
8. That we 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 we have furnished such other documents as have been prescribed by rules and regulations made under the Act.
10. That we 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 11th day of April, 2019 at Vasco da Gama.



A handwritten signature in blue ink, appearing to be 'Ben'.

DEPONENT NO. (1)

A handwritten signature in blue ink, appearing to be 'Hushah'.

DEPONENT NO. (2)

Verification

The contents of our Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by us at Vasco da Gama on this 11th on this April, 2019

I/We sworn/solemnly affirmed before me
by Anthony Carlos Dias
Remendra D. Shah
who is known to me / identified

DEPONENT NO. (1)

DEPONENT NO. (2)

Vimmy 11/4/2019

Adv. VIMMY D. KORGAONKAR
NOTARY
1st. Floor, Laxmi Narayan Niwas
Balabaim, Vasco-da-Gama, Goa

Reg. No. 620/2019

