



गोवा GOA

Serial No. 7503 place of St. Vennd, Mapusa Dist

17/8/2020 623062

Value of Stamp Paper 500/-

Name of Purchaser Braganza and Fulari

Residence at Mapusa Son of _____

Signature of Vendor [Signature] Signature of Purchaser

J. PANDIT - LIC NO. AC/STP/VEN/34/2003



FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Jose Martinho Braganza**, Director of Braganza and Fulari Ventures Pvt. Ltd, Developers of the project named "B&F Dr. Carmino Lobo Edifice" I, Mr Jose Martinho Braganza, Son of Mr. Jose Filipe Pegado Braganza, aged 41 years, Indian national, Developer of the proposed project/ duly authorized by the Owners of the proposed project do hereby solemnly declare, undertake and state as under:

13

- (1) That I/we are the Developers of the land/project and have a legal title Report to the land on which the development of the project 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 us/developers from the date of registration of project; is 30/09/2023;
- (4) For new projects: That seventy per cent of the amounts realised by us/developers 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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/we the developers 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 compliance with the proportion to the percentage of completion of the project.
- (7) That I/we the Developers shall take all the pending approvals on time, from the competent authorities.
- (8) That I/we the Developers shall inform the Authority regarding all the changes that have occurred in the information furnished



13

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/we the Developers have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/we the Developers 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 31st day of August 2020 at Mapusa, Bardez, Goa.

Verification

Bragaya
Deponent

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, Bardez, Goa on this 31st day of August 2020.



Bragaya
Deponent

Solemnly affirmed before me by deponent
Who has been identified before me

Known to me personally
Mapusa on 31/08/2020

Yuzarte
Y. ZUZARTE
B.Sc. LL.B.
NOTARY
BARDEZ DIVISION



Reg. No. 8438 B200.