



गोवा GOA

510472

Serial No. 510472 Date: 19/1/19  
Ver. of Stamp Paper: 2013  
Name of Purchaser: Manor House  
Name of Father: Manor House  
Address: Manor House  
Purpose: Residential  
Transacting Parties: Manor House

Sign of Stamp Vendor  
Mentale N. K. 12/1/2020  
Licence No AC/ST/VENT/47199

Sign of Purchaser



**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of M/s BENNETT AND  
BERNARD CUSTOM HOMES PVT. LTD., promoter of the  
project named **'MANOR HOUSE'** duly authorized by the

J. M. e. Rodrigues

the promoters of the proposed project, vide its Board of Resolution, dated 09/01/2020;

I, **MRS. FABIOLA GRACE MENDES E RODRIGUES**, age 39 years, daughter of Mr. Jose Mendes and wife of Mr. Lincoln Bennet Rodrigues, married, business, Indian National, residing at C/o. 1<sup>st</sup> Floor, Mathias House, Campal, Panaji, Goa, 403001, Director, duly authorized by the Company for the proposed project, do hereby solemnly declare, undertake and state as under:

(1) That promoter has a legal title Report to the land on which the development of the project is carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the Agreement for Sale between such owner and promoter for sale of the real estate is enclosed herewith.

2. I say that the promoter will be entering into a Deed of Sale with the owners on the basis of the said Agreement for Sale before the said Project Completion.

3. I Say that the project land is free from all encumbrances.



*F. M. e Rodrigues*

4. I say that the time period within which the project shall be completed by promoter from the date of registration of project; is 31December 2023.

5. (a) For new projects: That seventy per cent of the amounts realised by 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 on-going project on the date of commencement of the Rules---

(i) That seventy per cent of the amounts to be realised hereinafter by 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.

6. I say that the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (i) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,



J. N. e. Kodurves

Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.



7. I say that 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 compliance with the proportion to the percentage of completion of the project.
8. I say that the promoter shall take all the pending approvals on time, from the competent authorities.
9. I say that 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.
10. I say that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

*J. M. e. Rodrigues*

11. I say that 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 <sup>30<sup>th</sup></sup> day of April 2020 at Panjim-Goa.



*F. M. e Rodrigues*

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 Panjim on this <sup>30<sup>th</sup></sup> day of April 2020 at Panjim-Goa.

*F. M. e Rodrigues*

Deponent

SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE ME BY *F. M. e Rodrigues*  
WHO IS IDENTIFIED BY *C. Rodrigues*  
AND I KNOW.  
Adi *Klaire's Adv.*

SR. NO.: *1408/2020*

DATED: *30/04/2020*

*S. Rodrigues*

**SAYED ABBAS**  
Advocate & Notary  
Tiswadi Taluka  
Panaji-Goa 403001  
Reg. No. 231/2010

