



गोवा GOA

680322

Date 30/11/2017 Sr. No. 106 Value Rs. 500/-

Name of Purchaser

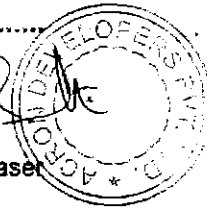
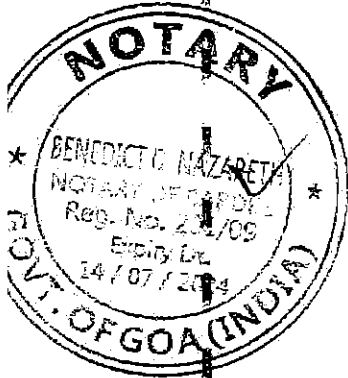
Resident of

Place of Vendor Panaji

License No. AC/STP/VEN/102/2000

Sign. of Vendor

Sign. of Purchaser



AFFIDAVIT CUM DECLARATION

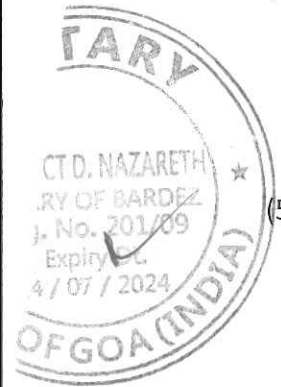
Affidavit cum Declaration of Acron Developers Private Limited, a company incorporated and registered under the provisions of the Companies Act, 1956, and existing under the Companies Act, 2013, bearing Corporate Identification No. U70100MH2003PTC140421 and PAN Card no. [REDACTED] having its registered office at Johnville, 13th Road, Chembur, Mumbai - 400071 and its address for communication at Acron Waterfront Resort, On the seaward side of the Baga bridge, Baga, Goa - 403516, Email ID: alt@acronindia.com, Ph.: +91 9822384524, hereinafter referred to as "the Promoter/Company" or as the "Promoter" represented herein by its Director and duly authorised signatory Dr. John Britto, son of Late Edmund Britto, 64 years of age, married, businessman, Indian national, resident of Johnville,

John Britto

13th Road Chembur Mumbai - 400071, promoter of the project named Acron Pilerne Palisades at Village Pilerne, Bardez - Goa-India.

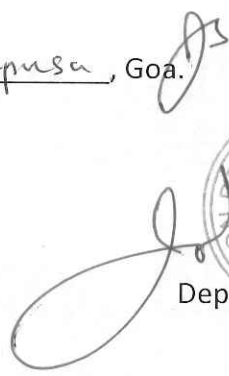
I, Shri. (Dr.) John Britto, son of Late Edmund Britto, 64 years of age, married, businessman, Indian national, resident of Johnville, 13th Road Chembur Mumbai - 400071, director of the Promoter/Company who is the promoter of the proposed project do hereby on behalf of the Promoter/Company solemnly declare, undertake and state as under:

- (1) That the Promoter/Company has a legal title Report to the land on which the development of the project is proposed and a legally valid authentication of title of such land.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by the Promoter/ Promoter/Company from the date of registration of project ends on 30th November 2024;
- (4) That seventy per cent of the amounts to be realised by the Promoter/Company 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 the Promoter/Company 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 the Promoter/Company shall take all the pending approvals on time, from the competent authorities.
- (8) That the Promoter/Company 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 the Promoter/Company have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



(10) That the Promoter/Company 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 20th day of October ²⁰²¹ at Mapusa, Goa.

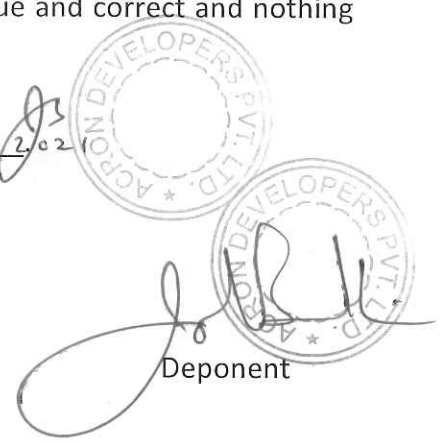

Deponent

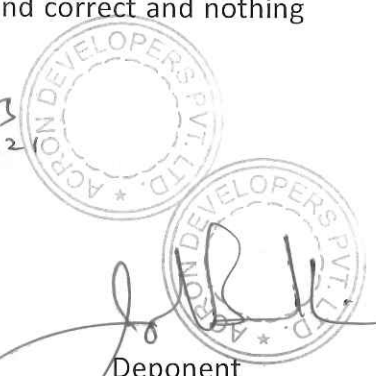


Verification

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 Panaji-Goa on this 20th day of October 2021


Deponent



I, hereby attest the above signature of the executant's
Shri./ Smt./ Kum. Dr. John P. Bello
r/o Johnville 13th Road Chembra Mumbur
who has signed before me and has been identified
by
Whom I know Personally.

SR. No.: 496/2021
DATE: 20/10/2021

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

