



गोवा GOA

534381

Serial No. 2512 Place. MARGAO. Date 10/3/20

Value of Stamp Paper: Five hundred

Name of Purchaser EDWIN. GONSALVES

Residence CHIMURM Father's Name. E.K. GONSALVES

Purpose _____ Transacting Parties }

Stamp Vendor
CAMILO FRANCIS WRAZ
Licence No. JUDICIAL SALCETE

Signature of Purchaser



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. EDWIN ANTHONY GONSALVES**,
promoter of the project named **WINCON'S EMERALD**.

RY
G. BALE
I, Mr. **EDWIN ANTHONY GONSALVES**, S/o Mr. **EDUARDO. R. GONSALVES**, Aged 48 years, holder of PAN No. _____, Aadhaar Card No. _____, Indian National, occupation Business, resident of S-2, B BLOCK, COLACO RESIDENCY, OPP.VIBES,COMBA, MARGAO-GOA, do hereby solemnly declare, undertake and state as under: -

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1. That I 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 me/promoter from the date of registration of project; is 11-10-2023.
 4. That seventy per cent of the amounts realized by me 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 7. That I 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 rule 3 of the said Rules, within seven days of the said changes occurring.
 9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.
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Solemnly affirmed on this 19th day September 2020, at Margao Goa.



Deponent

Verification

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 Margao day 19th Sept 2020 at Margao, Goa.

Deponent



NOTARIAL

NOTARIAL



NOTARIAL

NOTARIAL

Solemnly affirmed before me by
Shri/Smt. Edwin A. Gonsalves

Who is identified before me by

Shri/Smt.

Who is personally known to me
on this 19th day of Sept. 2020

19/09/2020

RAMKRISHNA G. BALE
NOTARY
STATE OF GOA (INDIA)
REG. No. 4028/2020

DATE: 19th September 2020