भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

Serial No. 4999 Place of Vend MARGAO Date 11/09/2020 576119

Value of Stamp Paper:

Name of Purchaser: Mario M I D Costa

Residence: Cuncolim Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs.

Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.

Ermelinda Alcoque Dias

Shop No. C-16, SGPDA Market,

Lic. No. JUD/VEN-Lic/2006/AC-I

Signature of Purchaser

NOTARY SANDEEP B. DESSAI Reg. No. 304/14 SALCETE TALUKA Exp. Dt. 27-02-2024 GOVT. OF GOA, (INDIA)

FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Mario Melbon Igidio DCosta ,proprietor of M/s. M3J Constructions & Real Estate Developer** and promoter of the project named **"Melbon Homes"**.

I, **Mr. Mario Melbon Igidio DCosta** , Age 57 Adult, Occupation Business, residing at 9/199, Voddy, Cuncolim,Salcete-Goa-403703, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed
OR
have/has a legal title Report to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

(2) That the project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or
name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 12.12.2022.

(4) (a) For new projects: That seventy per cent of the amounts realised by me/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 ongoing project on the date of commencement of the Rules—

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

OR

(ii) That entire amounts to be realised hereinafter by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(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/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.

(7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That I/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.

(9) That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I/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 Dated 11/09/2020

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 Margao on Dated 11/09/2020

Deponent

Solemnly affirmed before me by
Shri/~~Smt~~. Mario M I D'costa
Who is identified before me by
~~Shri/Smt~~. Driving Licence: GA08 20100041459
Who is personally known to me
on this 11th day of Sept. 2020

SANDEEP B DESSAI
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
REG. No: 3383/2020
DATE: 11-9-2020