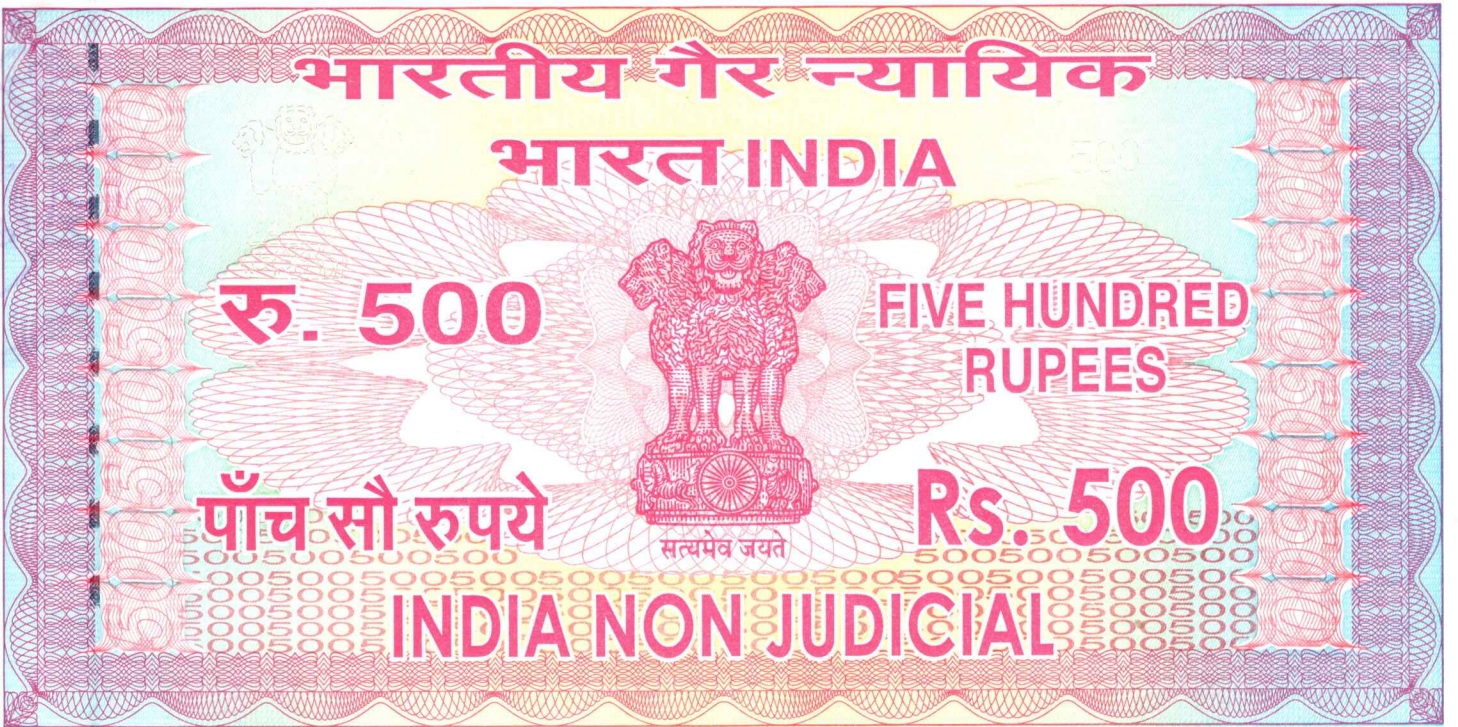




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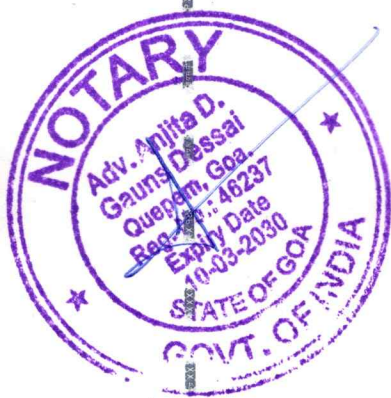
Serial No. 1627 Place of Vendor Quepem, Date 24-4-25

Value of Stamp Paper 500

921870

Name of Purchaser Domnic Fernandes

Resident Tilamel Name of Father



Signature of Vendor
CL. No. 1627
Lic. No. 1627
QUEPEM-GOA

Signature of Purchaser

FORM II
[See rule 3(6)]
Affidavit Cum Declaration

Affidavit Cum Declaration of **MR.DOMNICK FERNANDES**, Authorized Partner of Firm **M/S.NIRMAL ESTATES**, the Promoter of the proposed Project named "**NIRMAL SUNRISE**", and duly authorised by **Shri.Avdhut Gajanan Naik alias Avdhut Ganesh Naik**, and his wife **Smt.Reema Avdhut Naik** both land owners vide Irrevocable PoA executed on 15/11/2024 at Sub-Registrar Office, Quepem and registered under No.QPM-POA-Register-13-2024 dated 15/11/2024.

I, **MR.DOMNICK FERNANDES**, Indian National, Authorized Partner of Firm **M/S.NIRMAL ESTATES**, the Promoter of the proposed Project do hereby solemnly declare, undertake and state as under:-

..2/-

Signature of MR. DOMNICK FERNANDES

(1) That I Mr.Domnick Fernandes /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 submitted along with online application.

(2) That the Project Land is free from all encumbrances

Or

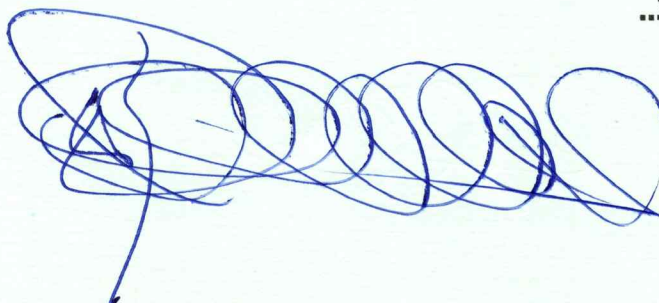
(3) That the time period within which Project shall be completed by me/promoter from the date of registration of Project is **31/12/2030**.

(4)(a) For New Projects: That seventy percent of the amount realized by me Mr.Domnick Fernandes / 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 schedule 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 percent of the amount to be realized hereinafter by me Mr.Domnick Fernandes /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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

..3/-





-3-

Or

That entire amounts to be realized hereinafter by me Mr.Domnick Fernandes /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 schedule 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 Sec. 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 disclosure on website) Rules, 2017.

(6) That I Mr.Domnick Fernandes/the promoter shall get the accounts audited within six months after the end of the 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 amount 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 Mr.Domnick Fernandes/the promoter shall get the pending approvals on time, from the competent authorities.

..4/-

(8) That I Mr.Domnick Fernandes/ 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 Mr.Domnick Fernandes/ the promoter say that the project shall be started through Self-financing as mentioned in online form and no advertisement/ marketing/Booking/Sale/Offer for sale etc. as per provision of the Section 3.(1) of the RERA (Act),2016 is/shall be/was carried out prior to RERA registration.

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

(11) That I Mr.Domnick Fernandes/ 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 29th day of April 2025

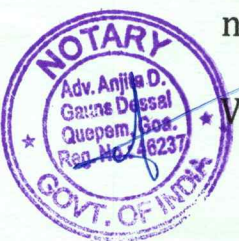


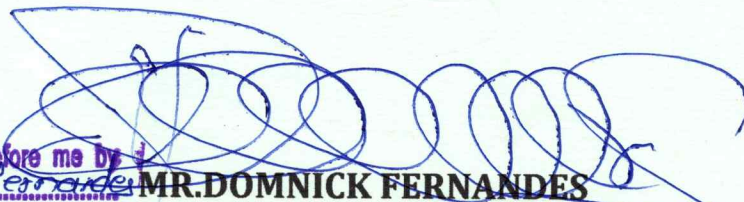

MR.DOMNICK FERNANDES
DEPONENT

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 on 29th day of April 2025




MR.DOMNICK FERNANDES
DEPONENT

Sworn/Solemnly affirmed before me by
Shri/Smt. Domnick Fernandes
who is identified before me by

who is personally known to me
on this 29th day of April 2025
Reg. No.: 51/2025

ANJITA D. GAUNS DESSAI
ADVOCATE & NOTARY
State of Goa
(Govt. of India)
Shop No. LG-006, "Ramnath Damodar
Commercial Centre", Madevamoddi,
Tilamol Sirvoi, Quepem, Goa.

