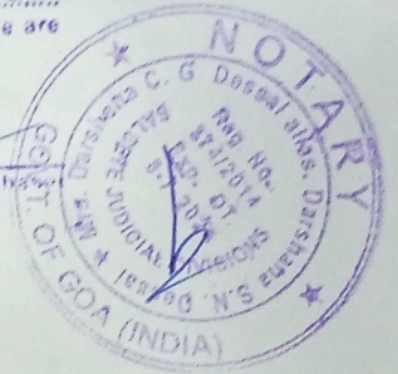




गोवा GOA

Serial No. 3326 Place of Vendor MARGAO Date 12/7/2022 741087  
Value of Stamp Paper: 500/-  
Name of Purchaser: Pooja Kulkarni  
Residence: ..... Name of Father: .....  
Purpose: ..... Transacting }  
Parties }  
As there is no one single paper for the value of Rs. 500/-  
Additional stamp papers for the completion of the value are  
attached along with.  
Stamp Vendor's Sign. [Signature]  
Mrs. SACHIN S. KOLWALKAR  
Lic. No. JUDIVEN-LIC/1/2016/AC-1  
Margao-Goa  
Signature of Purchaser [Signature]



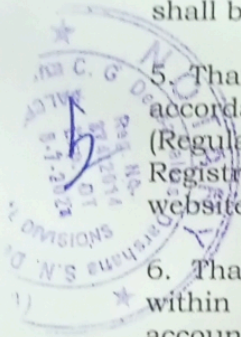
## Affidavit cum Declaration

[Signature] [Signature] [Signature]



Affidavit cum Declaration of **M/S ROYAL DEVELOPERS**, a registered partnership firm, registered under the Indian Partnership Act 1932, having its registered office at Shop No.S-5, Royal Classic Building, Dongorim, Navelim, Salcete, Goa, represented by its partner : (i) **Mr. ALBINO ANAND FERNANDES**, son of late Mr. Antonio Fernandes, aged 48 years, married, occupation business, residing at H.No. 156/A, St. Minguel Waddo, Dramapur, Salcete-Goa; (ii) **Mr. EDWARD P. FERNANDES**, son of late Mr. Beatriz Fernandes, aged 54 years, married, occupation business, Indian National, residing at H.No. 167, Cumborda, Sarzora, Chinchinim, Salcete, Goa, (iii) **Mr. KEDAR NAGENDRA JAGDALE**, son of late Nagendra Jagdale, aged 47 years, married, businessman, Indian National, residing at Block 10, Flat No. 9, sapana City, Aquem, Margao-Goa partners of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That **M/S ROYAL DEVELOPERS** have a legal title to the land bearing **Chalta No. 18 of P. T. sheet No. 91 situated at Gogol** on which the development of the project name as **ROYAL HEIGHTS** is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by **M/S ROYAL DEVELOPERS** from the date of registration is **17/10/2022**.
4. That seventy per cent of the amounts realized by **M/S ROYAL DEVELOPERS** 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)(1)(D) read with rule 5 of Goa Real estate (Regulation & Development)(Registration of Real Estate Projects, Registration of real estate agents, Rates of interest and disclosures on website) rules, 2017.
6. That **M/S ROYAL DEVELOPERS** shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 **M/S ROYAL DEVELOPERS** shall take all the pending approvals on time, from the competent authorities.
8. That **M/S ROYAL DEVELOPERS** 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 7days of the said changes occurring.



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



9. That **M/S ROYAL DEVELOPERS** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That **M/S ROYAL DEVELOPERS** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Mr. Albino A. Fernandes  
Partner

Mr. Edward P. Fernandes  
Partner

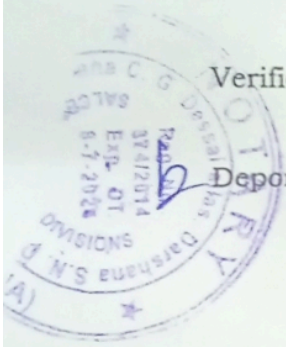
Mr. Kedar N. Jagdale  
Partner

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at 26<sup>th</sup> on this August day of 2022.

Deponent



Mr. Albino A. Fernandes  
Partner

Mr. Edward P. Fernandes  
Partner

Mr. Kedar N. Jagdale  
Partner

Area



Area



Area



I solemnly affirmed before me by  
Shri/Smt. Albino Fernandes  
Who is identified to me by Edward Fernandes / Kedar Jagdale  
Shri/Smt. as above  
to whom I personally know on  
this 26 day of 8 2022

Reg. No. 3549/2022  
T. Desai

Mrs. Darshana C. Gouvea Desai  
Mrs. Darshana S. Naik Desai  
NOTARY  
SALCETE-GOA

