



गोवा GOA

A 3636330

Serial No. 8776 Place of vend MAPUSA Date 28/04/2021

Value of Stamp Paper 100/-

Name of Purchaser S Saldanha

Residence at Mogkinda, Sull/Ward of P Saldanha

Signature of Vendor [Signature]  
L. No. 22 (R.R.P Dessai)

Signature of Purchaser [Signature]



FORM '11'

[See Rule 3(6)]

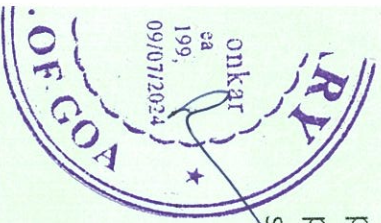


**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Sydney Saldanha a proprietor of M/s Silver Shine Constructions, promoter of the project named Blue Bell Enclave project having its office at 4<sup>th</sup> floor, SS Plaza III, Above Bank of Baroda Morod, Mapusa, Bardez, North-Goa, 403 507.

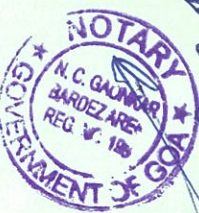


[Signature]

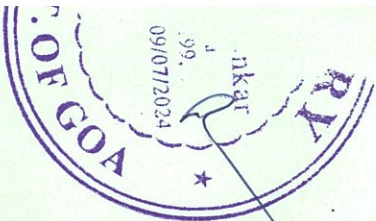


I, Mr. Sydney Saldanha son of late Patrick Saldanha aged 4, Indian National, promoter of the proposed Blue Bell Enclave project duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state asunder:

- 1) That I, promoter have a legal title Report to the land on which the development of the project is proposed 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 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; ~~30 APRIL 2023~~ **30 APRIL 2024**.
- 4) For ongoing project on the date of commencement of the Rules- That seventy per cent of the amounts to be realized 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.



- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
- 8) That 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 the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That 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 28<sup>th</sup> day of April 2021 at Mapusa, Bardez, Goa.

Deponent

Mr. Sydney Saldanha,  
Proprietor of M/s Silver Shine Constructions,

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 Mapusa on 28<sup>th</sup> day of April 2020

Deponent

Mr. Sydney Saldanha,  
Proprietor of M/s Silver Shine Constructions,



Solemnly affirmed  
Before me  
  
N. C. Gaonkar  
Advocate & Notary  
Mapusa Bardez - Goa  
Ser. No. 9766 / 2021

28 APR 2021