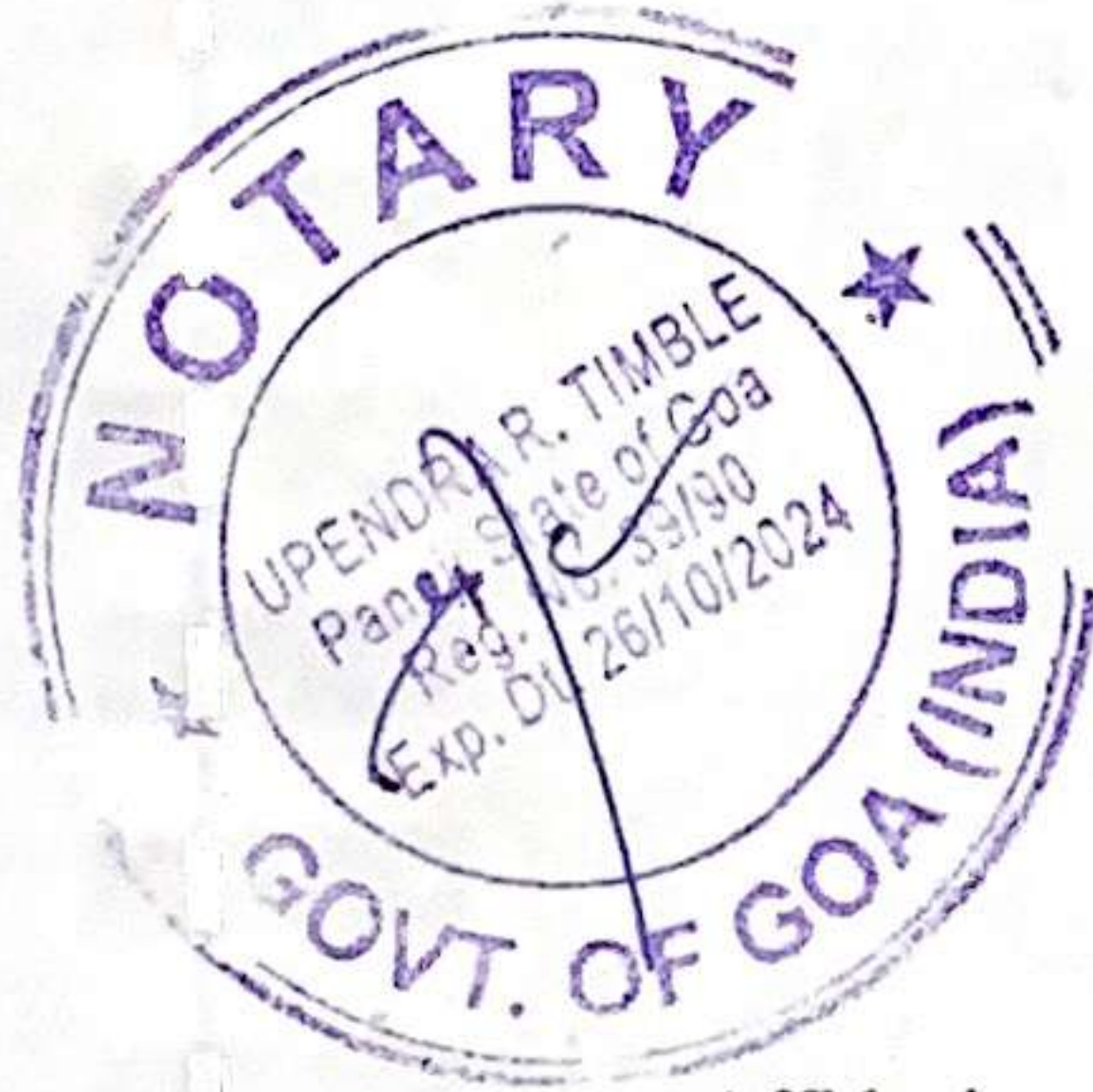




गोवा GOA

804273



Date 31/12/2023 Sr. No. 38 Value Rs. 500
Name of Purchaser
Resident of
Place of Vendor Panaji
License No.: AC/STP/VEN/102/2003
Sign of Vendor [Signature] Sign of Purchaser [Signature]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of EDCON REAL ESTATE DEVELOPERS, a duly registered Partnership Firm having its office on the 5th Floor, Siddharth Bandodkar Bhavan, above Axis Bank Ltd., Dr. P. Shirgaonkar Road, Panaji, Goa, having Permanent Account Number: A _____ D, hereinafter referred to as the Developers or the Promoters, represented herein by its Partner and duly authorised signatory Mr. Edwin T. De Menezes, aged 53 years, son of late Mr. Antonio X Menezes, Married, Businessman, Indian National, residing at H.No. E-464, Corte De Oiteiro, Panaji, Goa, promoter of the project EDCON CROWN at village Taleigao, Goa.

[Signature]



I, **MR. EDWIN THEOPHILUS MENEZES**, son of late Mr. Antonio X Menezes, 53 years of age, Married, Civil Engineer, Indian National, residing at H.No. E-464, Corte De Oiteiro, Panaji, Goa, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal Title Report to the land on which the development of the Project is proposed and a legally valid authentication of the 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.
3. That the time period within which the project shall be completed by me from the date of registration of project is 18/04/2026.
4. That Seventy Per cent of the amounts to be realised hereinafter 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amount from the separate account shall be withdrawn in accordance with Section 4 (2)(1)(D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of real estate Projects, Registration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 utilised for the project with 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 change 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.

Solemnly affirmed on 4th day of February, 2023 at Panaji, Goa


DEPONENT

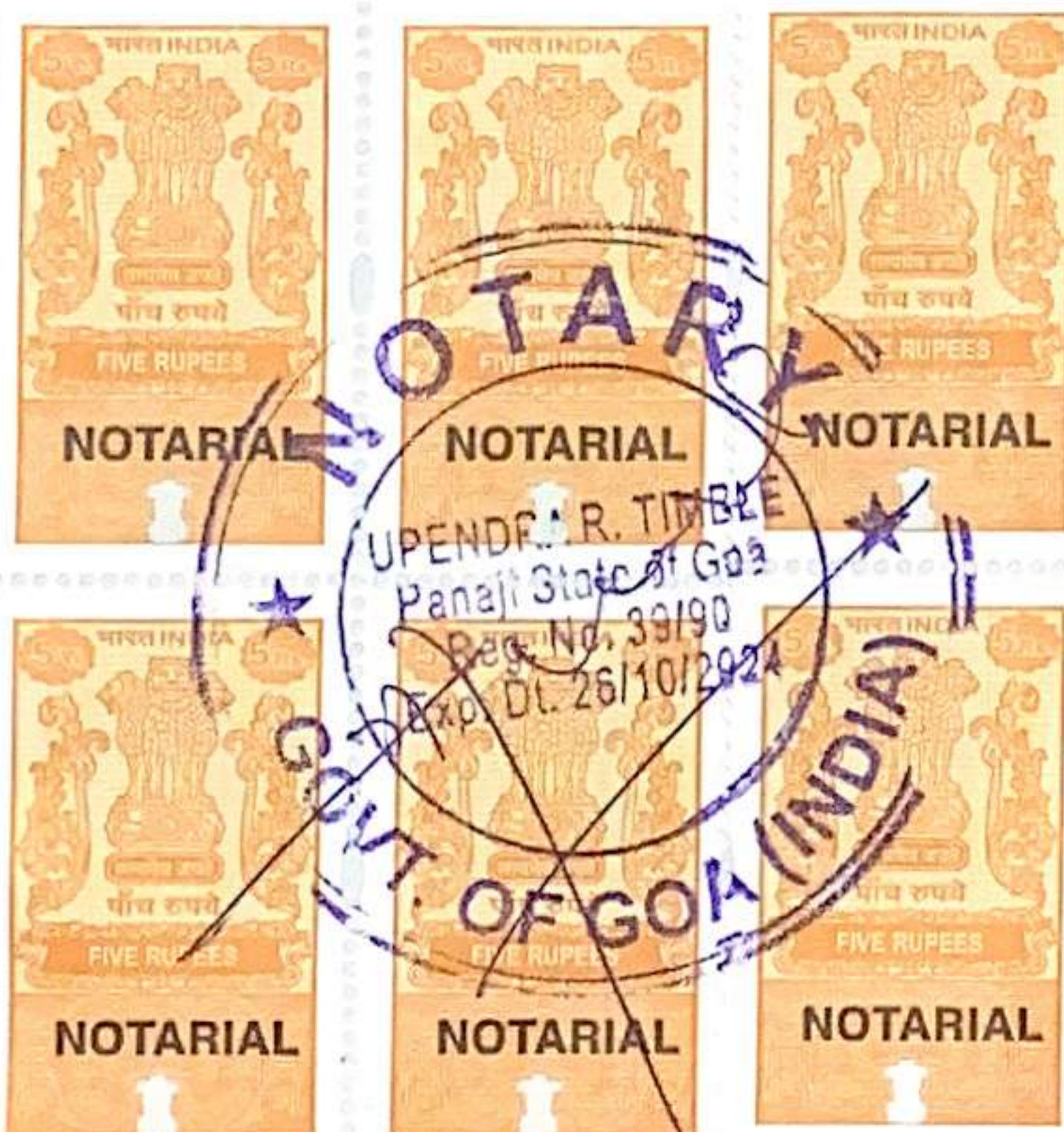
Verification



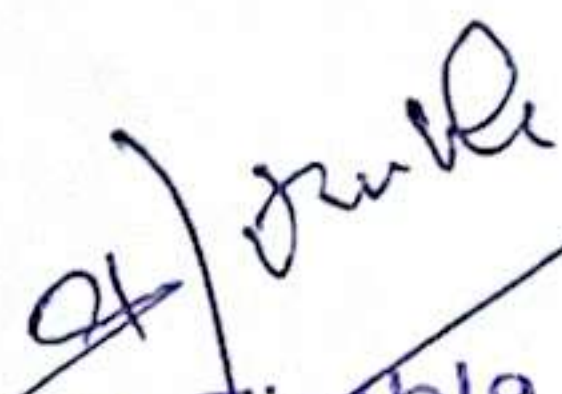
The Contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Panaji-Goa on this 4th day of February, 2023.


DEPONENT



This affidavit / document is executed ^{3:00 pm} before me and I attest its execution
Sr. no. 265/D/2023
Dated: 04/02/2023


U. R. Timble
ADVOCATE & NOTARY
F08, 1st Floor,
Atmaram Commercial Complex,
Dr A. B. Road, Panaji - Goa.