



गोवा GOA

Serial No. 13986 place of St. Vennd Mapusa Date

Value of stamp paper

500/-

Name of Purchaser

Pinto Rosario Holding Pvt. Ltd.

Residence at

Chocolo

Son of

Signature of Vendor

J

Signature of Purchaser

J. PANDIT - LIC NO. AC/STP/MEN/34/2003



FORM 'II'
[See rule 3(6)]
FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of PINTO ROSARIO HOLDINGS PRIVATE LIMITED, a company incorporated and registered under the provisions of the Companies Act, 1956, and existing under the Companies Act, 2013, bearing Corporate Identification No. U70101GA2010PTC006491 and PAN Card No. AAFCP7075A, having its registered office at House No. 698, Porvorim, Bardez, Goa - 403501, hereinafter referred to as "The Company" or as the "Promoter" represented herein by its Director and duly authorised signatory, Mr. Jose Antonio Vivek Pinto Rosario, son of Dr. Carlos Sidney Antonio Pinto do Rosario, 35 years of age, single, businessman, Indian National, resident of House No. 698, Porvorim, Bardez, Goa - 403501, promoter of the project named 'Panache by Pinto Rosario' at Village Verla, Bardez, Goa, India.

For PINTO ROSARIO HOLDINGS PVT. LTD.
Page 1 of 3

Director

I, Mr. Jose Antonio Vivek Pinto Rosario, son of Dr. Carlos Sidney Antonio Pinto do Rosario, 35 years of age, single, businessman, Indian National, resident of House No. 698, Porvorim, Bardez, Goa - 403501, director of The Company who is the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1). That the Company has a legal title Report to the land on which the development of the 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 the owner viz. Mr. Walter D'Souza and the Company 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 Company from the date of registration of project is 31st July 2024.
 - 4). That seventy per cent of the amounts to be realised hereinafter by the Company 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) (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 Disclosures on Website) Rules, 2017.
 - 6). That the Company 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 the Company shall take all the pending approvals on time, from the competent authorities.
 - 8). That the Company 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 Company have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 - 10). That the Company 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 the 29th day of July, 2019 at Mapusa, Bardez, Goa.

For PINTO ROSARIO HOLDINGS PVT. LTD.


JOSE ANTONIO VIVEK PINTO ROSARIO
DEPONENT

For PINTO ROSARIO HOLDINGS PVT. LTD.


Director

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 Porvorim on this 29th day of July, 2019


For PINTO ROSARIO HOLDINGS PVT. LTD.


Director
JOSE ANTONIO VIVEN X PINTO ROSARIO
DEPONENT

solemnly affirmed before me by deponent
who has been identified before me

_____ Known to me personally

Mapusa on 29.07.2019


Y. ZUZARTE
B.Sc. LLB.
NOTARY
BARDEZ DIVISION

Reg. No 8618/2019



DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE
BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

For PINTO ROSARIO HOLDINGS PVT. LTD.


Director