भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

A 026594

गोवा GOA

Serial No. 819 Place of vendor : Vasco date of sale 22/11/2019

Value of stamp paper 100/-

Name of purchaser Senny Baretto

Resident of Vasco Son of Josephath Baretto

Name of vendor : Sujala J. Naik Purpose Agreement

License No. JUD/STP/16/2002

As there is no one single stamp paper for the value of Rs. ____

Additional stamp paper for the completion of the value is attached alongwith.

Signature of Vendor

Signature of Purchaser

NOTARY
Adv. Surajkumar N. Naik
Area State of Goa
Reg. No. 216/2010
Exp. Dt.: 29-01-2020
GOVT. OF GOA, (INDIA)

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Saney Josefat Baretto proprietor cum promoter of the project name "The Coast" by Genesis Realty do hereby solemnly declare, undertake and state as under;

1. That I proprietor cum promoter have a legal title report to the land on which the development of the project is carried out.

   AND

2. That the project land is free from all encumbrances.
3. That the time period within the project shall be completed by me from the date of registration of project; is 20/04/2023;
4. (i) For ongoing project on the date of commencement of the Rules.
   (ii) That the entire amounts to be realized 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 scheduled 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 Disclosure on Website) Rules, 2017.
6. That I/the proprietor cum 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 I/the proprietor cum promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/the proprietor cum 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/the proprietor cum promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the proprietor cum 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 26th day of November 2019 at Vasco-Da-Gama, Goa.

Verification

Deponent

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 Vasco-da-Gama, Goa on this 22nd November 2019.

NOTARY
Adv. Surajkumar N. Naik
Area State of Goa
Reg. No. 2318/2019
Exp. Dt.: 29.01.2020
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GOVT. OF GOA, (INDIA)
NOTARIAL NOTARIAL

Adv. Surajkumar N. Naik
NOTARY
State of Goa
36, Ground Floor Apna Bazar Bldg.
Vasco-da-Gama, Goa-403 802
Ph.: 9[illegible]3310194, 9960366967
Date. 26/11/2019
Reg No. 12318/2019

Executed before me
by Savey Jorefect Bosetto
which I attest