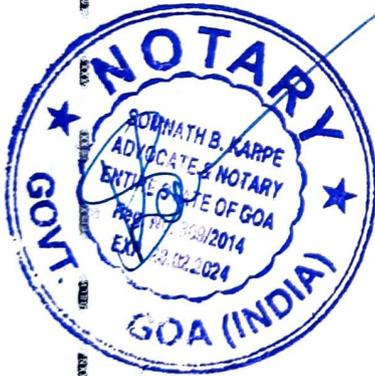




गोवा GOA

Date: 17/2/22 Sr. No. 213 Value Rs. 500/-
Name of Purchaser: Alcon Constructions (Goa) Pvt Ltd.
Resident of: Panaji
Place of Vendor: Panaji
Licence No.: AC/STP/VEN/102/2003
Sign. of Vendor: [Signature] Sign. of Purchaser: [Signature]

693897



FORM "II"

[See rule 3 (6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S. ALCON CONSTRUCTIONS (GOA) PVT. LTD., Promoter of the project named as Estrela II, duly authorised by the Promoter of the proposed project, by its resolution dated 02/01/2012.

[Signature]



I, **MR. AAKASH NANDA NAIK KHAUNTE**, son of Shri Nanda Sadassiva Naique Counto, 40 years of age, Indian National, Promoter of the proposed project do hereby solemnly declare, undertake and state as under duly authorized by promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title Report to land on which development of project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which project shall be completed by promoter from the date of registration of project is 31st December 2026.
4. That seventy per cent of amount to be realised hereinafter by 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That amounts from separate account shall be withdrawn in accordance with Section 4(2) (1) (D) read with rule 5 of the Goa Real Estate projects, (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of interest and Disclosures on Website) Rule 2017.
6. That promoter shall get accounts audited within six months after end of every financial year by a practicing Chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such practicing chartered accountant and it shall be verified during audit that amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.

Aakash Nanda Naik Khaunte



7. That promoter shall take all approvals on time from competent authorities.
8. That 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 promoter has furnished such other documents as have been prescribed by rules and regulations made under the Act.
10. 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 at Panaji Goa on this 17th day of February, 2022



Aakash Nanda Naik Khaunte

Deponent

Aakash Nanda Naik Khaunte

Solemnly affirmed before me by
Shri/Smt. M/s Alcon Constructions (Goa) Aakash Khaunte
Who is identified to me by
Shri/Smt. Devi
Who is personally known to me
this 17 day of Feb. 2022.
Reg. No. 2915/22

Devi
SOMNATH B. KARPE
NOTARY
ENTIRE STATE OF GOA
(INDIA)



