



गोवा GOA

STAR XEROX

Licence No.: JUD / VEN - LIC / 2005 /

Sl. No. 6133 Place of vendor Mangal Date: 26/8/2020

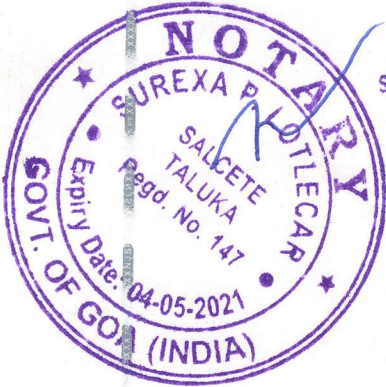
576850

Value of stamp paper Rs. 500

Name of the purchaser Savio Bronson Teixeira

Name of the father _____ Residence Cuncolim

Purpose _____ Transacting Parties _____



Signature of the stamp vendor

Signature of the purchaser

FORM "II"

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Elite Builders and Developers a Partnership Firm through its Partner **Mr. Savio Bronson Teixeira** and **Mr. Sanzil D'Costa**, promoter of the project named "Elite Blessing".

We, **Mr. Savio Bronson Teixeira**, age 37 years, Adult, occupation Business, residing at H. no. 113/A, Comba Paricotto, Cuncolim, Salcete, Goa- 403703, and **Mr. Sanzil D'Costa**, age 37 years, Business, resident of H.No. 19, Cotto, Quepem, Fatorpa, Goa, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

[Handwritten signature]

[Handwritten signature]

1. That we/promoter have/ has a legal title report to the land on which the development of the project is proposed.

OR

Have/has a legal title Report to the land on which the development of the proposed project is to be carried out And a legally valid authentication of title of such land along with an authentication copy of the agreement such owner and promoter for development of the real estate project is enclosed herewith

2. That the project land is free from all encumbrances.

OR

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 us/promoter from the date of registration of project is 19/05/2022.

4. A. For new projects: That seventy per cent of the amounts realized by us/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.

B. For ongoing project on the date of commencement of the Rules-

- I. That seventy per cent of the amounts to be realized hereinafter by us/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 for that purpose.

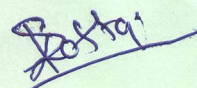
OR

- II. That entire amounts to be realized hereinafter by us/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 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 Disclosures on Website) Rules, 2017.

6. That we/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 shall 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 we/the promoter shall take all the pending approvals on time, from the competent authorities.
- 8. That we/ 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 charges occurring.
- 9. That we/the promoter have/has furnished such documents as have been prescribed by the rules and regulations made under the Act.
- 10. That we/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 dated 27/08/2020

Deponent

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Margao-Goa on dated 27th August, 2020.

Deponent

Mr. Savio Bronson Teixeira
Aadhaar No 703 [REDACTED]

Mr. Sanzil D'Costa
Aadhaar No 206 [REDACTED]

Solemnly affirmed before me by
Mr. Savio Bronson Teixeira
who is identified by Mr. Sanzil D'Costa
Aadhaar Cards

to whom I personally know
R.g. No. 5713/2020
Date: 27/08/2020

SUREXA P. LOTLECAR
NOTARY MARGAO
SALCETE TALUKA
STATE OF GOA (INDIA)

