भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA Sr. No. 8603 Place of Vend PONDA Date of issue 08/08/19 264303

Value of Stamp Paper Rs. 500/- Baptista Fernandes

Name of the Purchaser .....

Residing at Ponda Goa ..... Son of .....

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

Additional Stamp Paper for the completion of the value is attached herewith

Signature of The Vendor

Lic. No. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser

NOTARY NELSON SOARES Notary Licence Valid upto 18/07/2024 Regd. No. 80/98 PONDA JUDICIAL DIVISION GOVT. OF GOA

9/8/19

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Baptista Minguel Fernandes promoter of the project named Emerald Villas, I Shri. Baptista Minguel Fernandes son of Minguel Antion Fernandes, aged 62, Indian national, promoter of the proposed project hereby solemnly declare, undertake and state as under:

1) A legally valid authentication of 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.

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3) That the time period within which the project shall be completed by me from the date of registration of project; is 10/08/2023.

4) (a) For new projects: That seventy percent of the amounts realized by me/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 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.

5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

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6) That I 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 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 changes 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.

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Solemnly affirmed on 10th day of August 2019

Baptista Minguel Fernandes

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 10th day of August 2019

Baptista Minguel Fernandes

Solemnly affirmed by
MR Baptista M.
Fernandes
Who Ad... Contents of
This Affi... Oath
MADE BE... AND
SIGNED BY ME
NOTARY OFFICE at PONDA
THIS 09 DAY OF 08 20 19
SR. NO. 2824 THE NOTARY
NELSON SOARES

NOTARY NELSON SOARES Licence No. 80/96 PONDA GOA

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