



गोवा GOA

Serial No. 19616 place of St. Vennd Mapusa Date 18/6/18
 Value of stamp paper 500/- 383296
 Name of Purchaser Braganza & Fulari
 Residence at Mapusa Son of _____
 Signature of Vendor [Signature] Signature of Purchaser
 J. PANDIT - LIC NO. AC/STP/VEN/34/2003



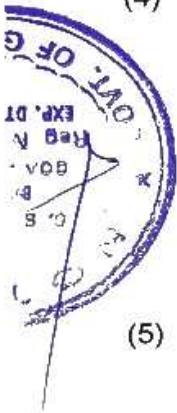
FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr Jose Martinho Braganza**, Partner of Braganza and Fulari Ventures, Owners and Promoters of the project named "B&F WaterFront; I, Mr Jose Martinho Braganza, Son of Jose Filipe Pegado Braganza, aged 39 years Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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- (1) That I/promoter and the Owners of the land and have a legal title Report to the land on which the development of the project is proposed.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 30/07/2020;
- (4) For new projects: That seventy per cent of the amounts realised 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I/the promoter/Owners 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/the promoter and Owners shall take all the pending approvals on time, from the competent authorities.
- (8) That I/the promoter and Owners 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 promoter and Owners have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/the promoter and Owners 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 12th day of June 2018 at Mapusa, Bardez, Goa

Verification

J. Braga
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 Mapusa, Bardez, Goa on this 18th day of June 2018.

Deponent

Solemnly affirmed before me
Mr. *Jose Martinho Braga*
who has been identified by Mr.
/ Advocate
/ known to me personally, Mapusa
Dt. *18-06-2018*

D. S. Petkar
D. S. PETKAR
Notary Public
Sr. No. *10816/2018*
10816/7-01C

