



गोवा GOA

21 FEB 2018

432003

Serial No.: 71337 Place of Vending Vasco Date of Sale:

Vendor's Name : Apurva A. Shet Address: Chicalim

Licence No.: JUD/VEN-LIC/1/2015/AC-1

Value of Stamp Paper: Rs. 500 (Rupees five hundred only)

Name of Purchaser: Prime Builders

R/O: Vasco Name of Father:

Purpose: Declaration Transacting Parties:

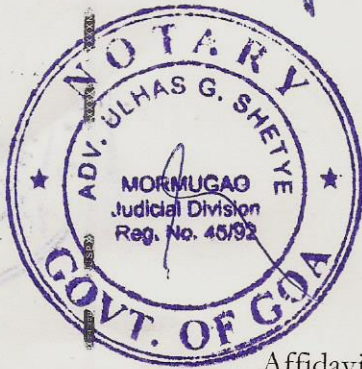
As there is no one single Stamp Paper for the value of Rs.

Additional Stamp Paper for the completion of the value is attached

Along with.

Signature of Stamp Vendor

Signature of Purchaser



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FORM 'II' [See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Anthony Cedric Dias, Proprietor of Prime Builders, 2nd Floor, Prime Corner, Vasco da Gama, Goa, Promoter of the project named "The Miguel-Prime Residency" for construction of 1 (one) building single phase situated at Fatima Colony, Dabolim, Goa.

Signature of Mr. Anthony Cedric Dias

I, **Mr. Anthony Cedric Dias** son of late Albert Dias, aged 56 years, Indian National, promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. Mr. Eddy Lazarus Thaddeus Rodrigues and Mrs. Calazancia Josefina Henriqueta Rodrigues have a legal title report to land with whom I have executed an "Agreement for Development cum Sale" dated 25.06.2016 on which development of project is proposed.

AND

A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of Real estate project is enclosed herewith.

2. That said land is free from all encumbrances.
3. That time period within which project shall be completed by me from the date of the registration of project is 31.12.2018
4. For on-going project on the date of commencement of the Rules:
 - (i) That seventy percent of the amount to be realised by me / promoter for Real estate project from 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 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 That amounts from separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 shall get accounts audited within six months after 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 audit that amounts collected for a

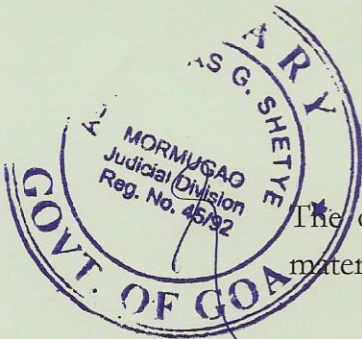
particular project have been utilised for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.

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 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.

Solemnly affirmed on 21st day of February 2018 at Vasco da Gama.

DEPONENT

Verification



The contents of my Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Vasco da Gama on this 21st on this February 2018

DEPONENT

Sworn/Solemnly/affirmed before me

by Anthony Carlos Dias
who is known to me / identified
by _____

ADV. ULHAS G. SHETYE
NOTARY

Melquiedes Bldg. 1st Floor,
Fr. Joseph Vaz Road.

Vasco da-Gama, Goa-403 802
Reg. No. 204/2018

