



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr Mario Fernandes, his office at Office No 6, 2nd Floor, Comunidade Ghor, Angod, Mapusa Goa, promoter of the project named "**ROSMAR APARTMENTS**" represented herein by the promoter of the proposed project, Mr Mario Fernandes son of Constancio Fernandes, aged 56 years, married, businessman, resident of H No 242/A1, St Jerome vaddo, Opp Galaxy Hospital, Duler, Mapusa, Goa.

I do hereby solemnly declares, undertake and state as under:-

- (1) That I have a legal title to the plot surveyed under Chalta No 50- 54 PT Sheet No 135 of City of Mapusa, on the land on which the development of the project namely "**ROSMAR APARTMENTS**" 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 is 30.09.26
- (4) That seventy per cent of the amounts realised by the 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 compliances with the proportion to the percentage of completion of the project.

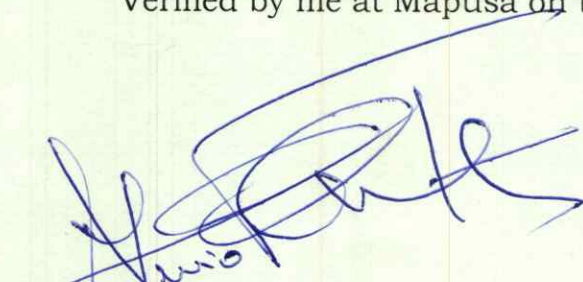
- (7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.
- (9) That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/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 7th day of March 2024 at Mapusa


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 Mapusa on this 7th day of March 2024


Deponent

Solemnly affirmed before me
by the deponent
who has been identified
by _____

Kown to me personally
dated 07/03/2024



A. B. Sawkar
B.Com. (Hons.) LL.B.
NOTARY
For Entire State of Goa
Reg. No. 98/97



Reg. no. 147/2024