

FORM 'II'

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION



I Mr. Jonathan Fernandes, Managing Director of M/s Horizon Land Developments Pvt Ltd, son of Mr. Cosmas Francis Fernandes aged 32 years Indian National and resident of HNo 391/1, Nr St Ann's Chapel Marra Pilerne Bardez Goa, promoter of the proposed project "**HORIZONS LUXURIA**" do hereby solemnly declare, undertake and state as under:

(1) That I have a legal title Report to the land known as " PONGERACHO AKH" admeasuring 2050 sq mts, surveyed under No 46/5 of Village Marra Pilerne on which the development of the proposed project is to be carried outanda 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.

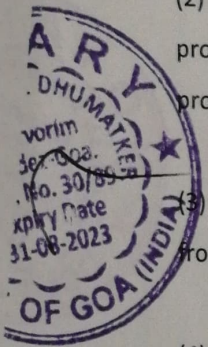
(2) I say that the Project Land is free from all encumbrances presently however it is proposed to mortgage the said land to EDC Limited for a Project Finance for the said project for a finance of Rs 250 Lakhs.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project 1<sup>st</sup> March 2023.

(4) That seventy per cent of the amounts realized by the promoter for the real estate project from the allottees, from time to time shall be deposited in a separate account no 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.





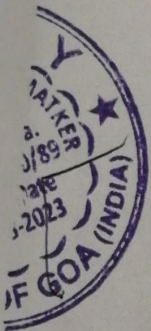
(7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.

(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 18th day of September 2019 at Porvorim Goa.



*[Signature]*

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 Porvorim Goa on this 18<sup>th</sup> Day of September 2019

*[Signature]*

Deponent

Adhar Card No.  
5893 5454 6961

SOLEMNLY AFFIRMED

By Shri/Smt. Jonathan Bernades

(GAJANAN G. S. DHUMATKER)

Advocate-Notary

18/09/2019



Reg No: 1197/19