



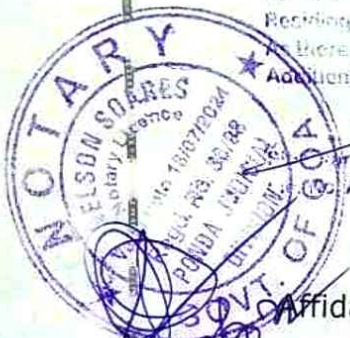
गोवा GOA

Sr. No. 8067 Place of Vendor PONDIA Date of issue 20/07/2022 765892

Value of Stamp 500 Name of the Vendor Baptist Fernandes

Residing at Ponda Goa Son of

There is no one sample of this paper of the value of Rs. Additional Stamp Paper for the completion of the value is attached along with




Name of the Vendor AC/STP/VE/07/2015 DT. 11/12/2015

Signature of the Purchaser

### Affidavit cum Declaration

Affidavit cum Declaration of Shri Baptista Fernandes alias Batista Fernandes, promoter of the project named Pearl Complex: I Mr. Baptista Fernandes alias Batista Fernandes, S/o Mr. Minguel Fernandes alias Andre Fernandes, Married, Occ.- Business, Aged-65 Years, Indian national, promoter of the proposed project do 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.

3) That the time period within which the project shall be completed by me from the date of registration of project; is 01/08/2027.



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5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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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2024  
18  
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GOA  
8/18/22

Solemnly affirmed on

27<sup>th</sup> day of August 2022.

Shri Baptista Fernandes alias Batista Fernandes

Deponent *Baptista Fernandes*

Verification

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

27<sup>th</sup> day of August 2022.

*Baptista Fernandes*  
Shri Baptista Fernandes alias Batista Fernandes

Deponent

Solemnly affirmed by *Mr. Baptista Fernandes*

Whereof the contents of the Affidavit  
OATH AND SIGNATURE AND  
NOTARIAL SEAL OF THE NOTARY PUBLIC - COA

THIS 27<sup>th</sup> DAY OF 28<sup>th</sup> 22  
SER. NO. 3871  
NOTARIAL SEAL

