



गोवा GOA

Serial No. 171 Place of Vend MARGAO D. 02/04/21 010556

Value of Stamp, Paper: 500

Name of Purchaser: Cruz Almeida

Residence: Velim Name of Father:

Purpose: Transacting } Parties }

As there is no one single paper for the value of Rs. 500
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Ermelinda Alacoque Dias
Shop No. C-16 SGPDA Market,
IC No JUD/VEN-Lic/2006/AC-1

Signature of Purchaser



FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. RAMIRO SALES, the promoter of the proposed project named "IMPERIAL BOULEVARD PHASE I".

I, Mr. RAMIRO SALES son of late Mr. Salito Sales, major of age, resident of Varca Salcete, Goa Indian national, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

...2/-

- (1) That promoter have a legal title Report to the land on which the development of the Project is proposed.

OR

Have/ has a legal title Report to the land on which the development of the proposed project Is to be carriedout

AND

Alegally 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 enclosedherewith.

- (2) That the project land is free from all encumbrances.

OR

That details of encumbrancesincluding dues and litigation, details of any rights, title, interest or name of any party in or over such land, along withdetails.

- (3) That the time period within which the project shall be completed by me/promoterfrom the date of registration of project is **30/01/2028**.

- (4) (a) For new projects: That seventy per cent 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 thatpurpose.

(b) For ongoing project on the date of commencement ofthe Rules—

(i)That seventy per cent of the amounts to berealized hereinafter by me/promoter forthe real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintainedin a scheduled bank to cover the cost of construction and the land cost and shall be used only for thatpurpose.

OR

(ii)That entire amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shallbe depositedin 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, since the estimated receivable of the project is less than the estimated cost of completion of theproject.

- (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 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 02nd April, 2025

Vale
Vale
Mr. RAMIRO SALES
Deponent

Verification

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

Vale
Verified by me at 02nd April, 2025

Vale
Mr. RAMIRO SALES
Deponent

I Identified Ramiro Inacio sales.
from his Aadhaar card bearing
NO. [REDACTED]

Vatamke
(Adv. Vinod P. Halarnkar)



Solemnly affirmed before me by
Shri/Smt. Ramiro Inacio Sales
Who is identified before me by
Shri/Smt. from his Aadhaar card
Who is personally known to me

Vatamke
VINOD PUNBALIK HALARNKAR
NOTARY
MARGAO-GO
State of Goa (India)
Reg. No. 41255/2025
Date 02/04/2025