



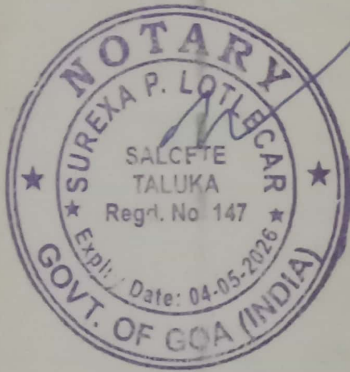
गोवा GOA

Sr No: 4557 Place of Vendor: Margao Date: 23/11/2017
Vendor's Name: Antonio Joao De Abreu License No: JUD/VEN - LIC/ 2007/AC-1
Value of Stamp Paper: Rs. 500/-
Purchaser's Name: Gabriel Pinto
Residence: Varca Father's Name: J. C. Pinto
Purpose: Transacting Parties
As there is no single paper for the value of Rs. 500/-
Additional stamp papers for the completion of the value are attached along with

382053

[Signature]
Signature of Vendor

[Signature]
Signature of Purchaser



FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. GABRIEL LEAO PINTO** owner and Authorised Signatory in M/s GISAIL BUILDERS & REALTORS, duly authorized by the promoter of the proposed project named "GISAIL COMFORTS", vide its/his/their authorization dated 18th April 2023;

[Signature]

I, MR. GABRIEL LEAO PINTO, son of Jose Camilo Pinto , aged 63 Years, Indian National, Owner, GISAIL BUILDERS & REALTORS duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

AND

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/promoter from the date of registration of project is 31 /12/2025

(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 that purpose.

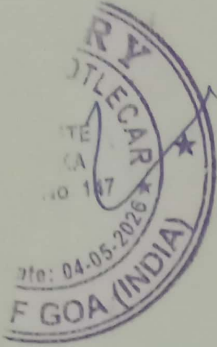
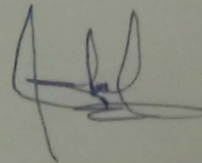
(b)For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realized here in after 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.

OR

(ii) That entire amounts to be realized here in after 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(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 April 2023



MR. GABRIEL LEAO PINTO

Deponent

Verification

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

Verified by me at Margao, Goa on 18th April 2023



Mr. Gabriel Leao Pinto

Deponent

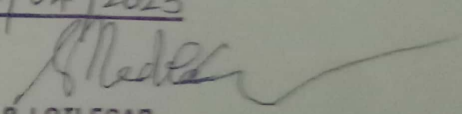


Solemnly affirmed before me by
Mr. Gabriel Leao Pinto
~~who is identified by~~ Me

to whom I personally know

Reg. No. 4388/2023

Date: 18/04/2023


SUREXA P. LOTLECAR
NOTARY MARGAO
SALCETE TALUKA
STATE OF GOA (INDIA)