

4147/2024



गोवा GOA

Serial No. 7352 Place of Vendor, Panaji Date 26/07/24

Value of Stamp Paper ₹. 500/-

Name of Purchaser A.C. LOBO

Residence London Name of Father Armando de Paula Lobo

Purpose Appl. Paul cum declaro Transacting

Parties :


 Sign of Stamp Vendor
 Mangala N. Karapurkar
 License No. AC/STP/VEN/747/99


 Sign of Purchaser

727644



FORM 'II'
[See rule 3(6)]

Affidavit cum Declaration




Affidavit cum Declaration of **MR. ALLEN CARMO LOBO**, alias Mr. Allen do Perpetuo Socorro do Carmo Lobo, son of Late Mr. Jose Quintino do Carmo Lobo and **MRS. JESSICA SOFIA LEITAO**, daughter of late Mr. Antonio Simao Jose Leitao, and wife of Mr. Allen do Perpetuo Socorro do Carmo Lobo promoter of the project named "**CARMO LOBO ESTATE KADAMBA PLATEAU**"

I, **Mr. ALLEN CARMO LOBO**, alias Mr. Allen do Perpetuo Socorro do Carmo Lobo, son of Late Mr. Jose Quintino do Carmo Lobo major of age Indian National and **MRS. JESSICA SOFIA LEITAO**, daughter of late Mr. Antonio Simao Jose Leitao, and wife of Mr. Allen do Perpetuo Socorro do Carmo Lobo, Canadian National of Indian Origin holding OCI Card No A2713236, major of age, being promoters of the proposed project do here by solemnly declare, undertake and state as under:

(1) That promoter 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 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 **31/12/2032**.

(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 us /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)(l) (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

Allen
Leitao

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 we/the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That we/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 we/the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That we/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 30th November, 2024



Mr. ALLEN CARMO LOBO
Deponent



JESSICA SOFIA LEITAO
Deponent

Verification

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

Verified by me at Goa on this 30th November, 2024



Mr. ALLEN CARMO LOBO
Deponent



JESSICA SOFIA LEITAO
Deponent