



गोवा GOA

Serial No. 31773 Place of Vend MARGAO Date: 12/3/18

396407

Value of Stamp Paper: Pinky Fernandes

Name of Purchaser: Aquela Name of Father:

Residence: Purpose: Transacting Parties

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

Stamp Vendor's Sign. Ermelinda Alacque Dias

Shop No. C-16, SCND Market, Lic No. JUD/VEN-Lic/2/15/AC-I

Signature of Purchaser



### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MRS. PINKY FERNANDES**, promoter of the project named Cuncolim Heights duly authorized by the promoter of the proposed project, vide its authorization No.1 dated 12/03/2018; I, Smt. Pinky Fernandes, daughter of Laurent Fernandes, aged 36 years, Indian National, resident of H. No. 24, Malcornem, Quepem, Goa, and promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

*[Signature]*

(1) That I/promoter have/has 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 carried out 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.

OR



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

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31/12/2018;

(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

*Heurys*

construction and the land cost and shall be used only for that purpose.


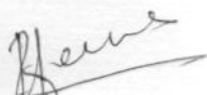
(b) For ongoing project on the date of commencement of the Rules-

(i) That seventy per cent of the amounts to be realized hereinafter by me/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 hereinafter 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 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/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.



*Handwritten signature*

(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.

Date: 12/03/2018

*[Signature]*  
Deponent

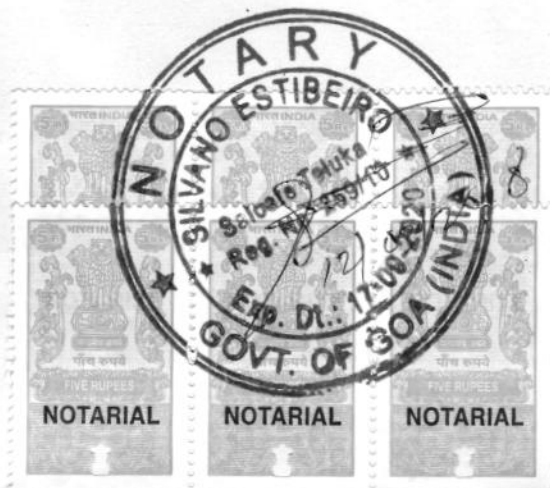
### Verification

I, Pinky Fernandes, daughter of Laurent Fernandes, aged 36 years, Indian National, resident of H. No. 24, Malcornem, Quepem, Goa, do hereby solemnly state and affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.



Solemnly affirmed at Margao, Goa.  
On 12<sup>th</sup> day of March, 2018

*[Signature]*  
Deponent



Solemnly affirmed before me by  
Mrs. Pinky Fernandes  
Who is identified before me  
to whom I personally known  
Margao, this 12<sup>th</sup> day  
of March 2018  
Regd. No. 340/2018

*[Signature]*  
SILVANO ESTEIRO  
NOTARY