



गोवा GOA

432415

Sl. No. 1047, Place of Vending - VASCO, Date of Sale 21/3/18
Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
License No. - JUD/VEN-LIC/2/2015/AC-I
Value of Stamp Paper 500/-
Name of Purchaser ADV S RAO
Father's Name _____
R/O _____ Purpose _____
As there is no single Stamp Paper available for the value of Rs. _____
Additional Stamp Paper for the completion of the Value is attached along with


Signature of Stamp Vendor


Signature of Purchaser

FORM 'II'
[Seerule 3(6)]


FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Marcus Dias promoter
of the project named Melissa Complex /duly authorized by the
promoter of the proposed project, vide its/his/their authorization No. NA dated
I, Sh. Marcus Dias son/daughter of Vicentino Luis Dias
Aged 46 YEARS Indian national, promoter of the proposed project/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

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 31/12/2021 ;

(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 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.

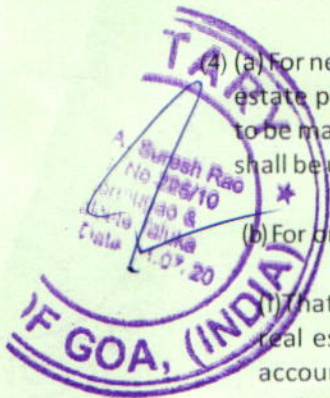
OR

(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.
- (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 22nd day of March 2018

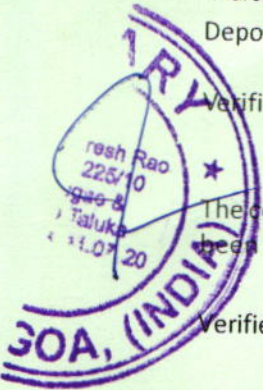
Marcus Dias
Deponent

Verification

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

Verified by me at 21st day of March 2018

Marcus Dias
Deponent



Sworn/ Solemnly affirmed before me
by Ms. Marcus Dias
who is known to me/identified by

A. Suresh Rao
Advocate & Notary
Mormugao & Salcete Taluka
0-7, First Floor
Chase Chambers,
Vasco-da-Gama, Goa-403 802
Reg. Ser. No. 591/2018
Date 22/3/18