

Printed



गोवा GOA

Serail No.: 717-22 Place of Vending Vasco Date of Sale: 23 FEB 2019 432135
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 500 (Rupees five hundred only)
Name of Purchaser: Jose Placido
R/O: Bayamon Name of Father: Jacob S. Cruz
Purpose: Transacting Parties
As there is no Stamp Paper for the value of Rs. 500
Additional Stamp for the completion of the value is attached
Along with.

Signature of Stamp Vendor

Signature of Purchaser



FORM II

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. Jose Placido Rosario Dacruz.
Promoter of the project named Shalom Lake View. I, Shri Jose
Placido Rosario Da cruz son of Jacob Santana Dacruz aged 56 Indian
national, promoter of the proposed project do hereby solemnly
declare, undertake and state as under:

(Signature)

.....2/-

:2:

- 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

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

- 3 That the time period with in which the project shall be completed by me/promoter from the date of registration of project; is 31st Aug 2018

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

(i) That seventy percent 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- 5 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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.

...3/-



:3:

- 7 That I shall take all the pending approvals on time, from the competent authorities.
- 8 That I 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 have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10 That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.


Solemnly affirmed on 23RD day of Feb 2018


Jose Placido Rosario Dacruz
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 23RD day of Feb 2018


Jose Placido Rosario Dacruz
Deponent

EXECUTED BEFORE ME
BY Jose Placido
Rosario Dacruz
WHICH I ATTEST




Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
47, GROUND FLOOR, APHA BAZZAR,
VASCO-DA-GAMA, GOA-483002
PH: 0832-2514130
Date: 23/02/2018
Reg. No. 1302/2000