



गोवा GOA

NO. 187 OF 19/02/2015

922015

AMOUNT IN STAMPS PAID 500/-

NAME OF THE STAMP VENDOR Dharmu A.S. Karmalkar

AT WARD OF Sanguem

AMOUNT PAID IN STAMPS 500/-

SIGNATURE OF VENDOR
STAMP VENDOR
LIC. No. JUD/VEN-LIC/2006/AC-1
DHARMU A.S. KARMALKAR
SANGUEM-GOA

SIGNATURE OF THE STAMP VENDOR



FORM II

[See rule 3(6)]

Affidavit cum Declaration

Dharmu A.S. Karmalkar

Mr. **ALTONE D'COSTA** as a Proprietor of **GRACE REALTORS**, as Promoter and Developer of the project named **GRACE PRIDE** duly authorized by the promoter and developer of the proposed project,

Mr. **ALTONE D'COSTA** Son of late. Cruzinho D'costa, aged 50 years, and Indian National authorized by the Promoter and Developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Proprietor have a legal title Report to the land on which the development of the project is proposed.

2. That the Project land is free from 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 the Proprietor from the date of registration of project is 31/12/2028.

4. (a) For new projects: That seventy per cent of the amounts realized by the Proprietor 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 realised hereinafter by me/ Proprietor 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

D. Costa



- (ii) That entire amounts to be realized hereinafter by me/ Proprietor 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 That the amounts from the separate account shall be withdrawn in accordance with Section 4 (2) (1) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 the Proprietor shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has 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 the Proprietor shall take all the pending approvals on time, from the competent authorities.
8. That the Proprietor 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 the Proprietor has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

D. S. Saldanha

10. That the Proprietor shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Solemnly affirmed on 22nd day of February 2025 at Margao, Goa.

D. Costa

Mr. ALTONE D'COSTA

Deponent

Verification

The contents of my above Para 1 to Para 10 Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Margao, Goa on this 22nd day of February 2025.



D. Costa

Mr. ALTONE D'COSTA

Deponent

Solemnly affirmed before me by
Shri/Smt. Altone D. Costa
Who is identified before me by
Adhar No.
Who is personally known to me
on this 22nd day of Feb, 2025

SANTOSH G. NAIK
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)

Reg No. 222
Date 22.2.2025