



गोवा DCA



Serial No. 2266 Place of Vend MARGAO Date 6/11/25
Value of Stamp Paper: One hundred
Name of Purchaser:
Residence: Name of Father:
Purpose: Transacting Parties

C 001005

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.

Govt. Authorized Stamp Vendor's Sign.
ANITA MARY BRAZ

T-1, Fatima Chambers, Next to ICICI Bank,
Margao-Goa

Lic. No. JUD/VEN-LIC/2/2021/AC-II/3306 Signature of Purchaser

Affidavit cum Declaration

Affidavit cum Declaration of MR. PIO PEREIRA authorized
signatory of MS. PEREIRA CONSTRUCTIONS promoter of the
project named "MORNING STAR" duly authorized by the promoter
of the proposed project, vide its authorization No.
PC/AL/RERA/2025-26 dated 22/08/2025;

I, **MR. PIO PEREIRA** Son of Mr. ROSARIO PEREIRA, major of age, and Indian national authorized person in MS. PEREIRA CONSTRUCTIONS, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That promoter have a legal title Report to the land on which the development of the project is proposed as it is owned by them vide Sale Deed registered under No.MGO-BK1-04114-2010 dated 09/08/2010 and is enclosed herewith.

1. That the Project land is free from encumbrances.
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
2. That the time period within which the project shall be completed by the promoter from the date of registration of project is 30th March 2028.
3. That seventy per cent of the amounts realized by the 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 shah be used only for that purpose.*
4. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate {Regulation and Development} (Registration of Real Estate Projects,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.
5. That 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.
6. That the promoter shall take all the pending approvals on time, from the competent authorities.



7. That 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.
8. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the promoter 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 26th Day November 2025.


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 26th Day November 2025.


Deponent

Solemnly affirmed before me by

Mr Plo Pereira

Who is Identified to me by

Adhaar no - 685264633181

Who is personally known to me

this 26th day of Nov 2025

Reg. No. 933 2025


ADV. SULKASHA P. PARAB

NOTARY

STATE OF GOA

GOVT. OF INDIA

REG. NO. 933/2025

DATE: 26/11/25

PLACE Margao, South Goa

