

भारतीय गैर न्यायिक

क सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

गोवा GOA

Sl. No. 2730 Place of Vendor MARGAO, Date of issue 15 MAR 2020

A 201213

Value of Stamp Paper Rs. 100

Name of the Purchaser Antonio Gracias

Son of F. S. Gracias Residing at Borda

As there is no one single stamp paper for the value of Rs. 100

additional stamp paper

for the completion of the value is attached along with.

[Signature]

Signature of Vendor

H. U. D'Souza

Govt. Authorised Stamp Receiver

Maria Luiza Plaza, Shop No. 5-6

Comba Margao, Goa.

Ph. 2711449 - 9637092519

L. No. JUD / VEN - LIC / 2007 / AC-1

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Antonio Blasco Da Costa Gracias promoter of the project named Stellar Residency dated 14/03/2020 ; I, Shri. Antonio Blasco Da Costa Gracias Son of Francisco Blasco Gracias Aged 37 Years Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I the promoter 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.



[Signature]

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

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 30/04/2022 ;

4. (a) For new projects: That seventy per cent of the amounts realised 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 realised 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.

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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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



Antonio Gracia

Solemnly affirmed on 14th day of March 2020 at Margao – Goa.

Ante me

Deponent

Verification

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

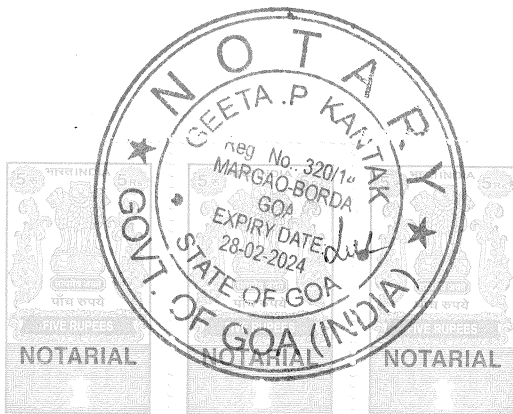
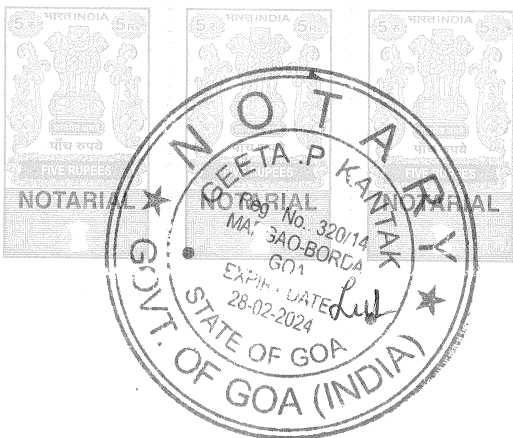
Verified by me at 14th day of March 2020 at Margao – Goa.



Ante me

Deponent

ADILAK No-5 4 66 2843 8867



Solemnly affirmed before me by
Shri/Smt. *Antoniae...Blasco...Da Costa*
Who is identified before me by *Greice*.
Shri/Smt.
Who is personally known to me
on this....14...day of....03....2020.

Luh
GEETA P. KANTAK
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
REG. No.: *20818*
DATE: *14-03-2020*