

Affidavit cum Declaration of Mr. Maurilio Francisco Mendonca, promoter of the project named Attic Crystal, director of The Attic Constructions (I) Pvt. Ltd. duly authorized by Mr. Allan Jerome Anthony Rosario Faria alias Allan Jerome Faria alias Allan Faria and his wife Mrs. Maria Elena Do Rosario Ferrao E Faria alias Maria Elena Do Rosario Ferrao vide their Authorization Power of Attorney bearing Regn. No. MAP-POA Register- 4507/2023 dated 07/09/2023; I Mr. Maurilio Francisco Mendonca son of Emeliano Mendonca age 59 years, Indian National, do hereby solemnly, declare, undertake and state as under:

(1) That I / promoter have/has 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

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

OR

(3) That the time period within which the project shall be completely by me/promoter from the date of registration of project; is 31/10/2027

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

a. 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

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cover the cost of construction and the land cost and shall be used only for that purpose.

- b. 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.

OR

- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(I)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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



- (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

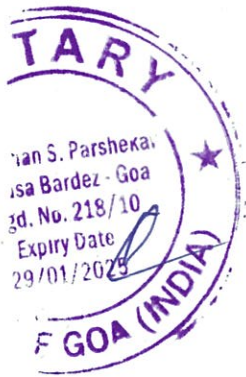
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under sub- section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(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 19th day of October 2023



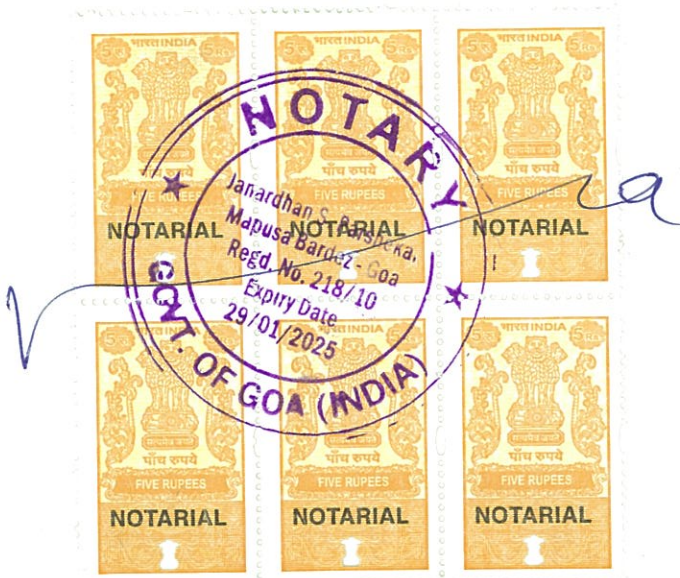
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Maurilio F. Mendonca
Deponent

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 on 19th day of October 2023



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Maurilio F. Mendonca
Deponent

MAURILIO F. MENDONCA
DEPONENT
[Redacted]
3973/2023 19/10/2023

JANARDHAN S. PARSHERA
NOTARY AT MAPUSA, BARDEZ - GOA
STATE OF GOA INDIA