

## AFFIDAVIT cum DECLARATION

Affidavit cum Declaration Mr. Antonio Blasco Da Costa Gracias promoter of the project named "STELLAR NICKROSE PLAZA" I, Mr. Antonio Blasco Da Costa Gracias, son Francisco Blasco Gracias, Aged 38 years, Indian National, promoter of the proposed project of the proposed project do hereby solemnly declare undertake and state as under:

(1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed.

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.

(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 31/12/2023.

(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 on going 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

*Antonio Blasco*

no. of correctors one only *Lib*





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 realised hereinafter by me./promoter for the real state 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 an 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(5) That the amounts from the separate account shall be withdrawn in accordance with Section 4(2) (i) (D) read with rule 5 of the Goa Real Estate ( Regulation and Development) Registration of Real Estate Projects,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 Estates Agents, rates of interest and Disclosures on Website) Rules 2017.

(6) That I/the promoter shall get 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.

(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.

*Antoniogracia*







(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 27<sup>th</sup> day of December 2021 at Margao, Goa.

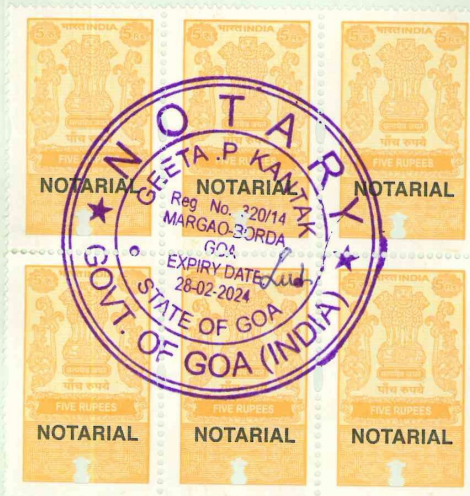
*Antonio...*  
Deponent

#### Verification

The contents of my above affidavit cum declaration are true and correct and nothing materials has been concealed by me therefrom

Verified by me at Margao on this 27<sup>th</sup> day of December 2021.

*Antonio...*  
Deponent



Solemnly affirmed before me by  
Shri/Smt. Antonio...Blanca...Da Cost 9  
Who is identified before me by *Arceia*  
Shri/Smt. Aedhen...na...54.66.28438867  
Who is personally known to me  
on this...27...day of...12...20.21.

*Sub*  
GEETA P. KANTAK  
NOTARY  
SALCETE TALUKA  
STATE OF GOA (INDIA)  
REG. No:.....32139...  
DATE:..27..12..2021