



गोवा GOA

981533



TYWEN XEROX, MARGAO
Licence No. JUD/STP/5/2002/AC
R. AGUIAR, MARGAO
Sr. No. 2864 Place: Date: 10/12/24
Value of Stamp Paper: 500/-
Name of Purchaser: Neizel Antao
Residence: Name of Father:
Purpose: Transaction Party:
Signature of Stamp Vendor: Signature of Stamp

FORM 'II'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

We, MRS. ROANNA SAVIA ANTÃO and MR. NEIZEL ANTÃO, the promoters of the proposed project named "NIKIANA BLISS PHASE II", both Indian Nationals, residents of Flat B-8, 2nd Floor, Vidya Vikas Residency, Telaulim, Navelim, Salcete, Goa hereby declare as under:



- (1) That we have a legal title Report to the land on which the development of the project "Nikiana Bliss Phase II" is proposed.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by us from the date of registration of project i.e. 15th November, 2026.
- (4) (i) That seventy per cent of the amounts realized by me 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

- (ii) That entire amounts to be realized hereinafter by the promoters 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 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section (4)(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- (6) That we 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of the project.
- (7) That we shall take all the pending approvals on time, from the competent authorities.
- (8) That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



(10) That we shall not discriminate against any allottee at the time of allotment of any apartment in the proposed building.

Solemnly affirmed on 10th day of December, 2024 at Margao, Salcete, Goa.

Mrs. Roanna Savia Antao
Deponent

Mr. Neizel Antao
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 Margao, on this 10th day of December, 2024.

Mrs. Roanna Savia Antao
Deponent

Mr. Neizel Antao
Deponent

Senior affi. ec. vete. me o
Frl/Smt. Neizel Antao falls
Who is identified before me by
hri/Smt. ...
Who is personally known me

VIRENDRAKUMAR P JESSA
NOTARY
MARGAO-GOIA
State of Goa (India)

Reg. No. 5071
Date 10/12/2024

