



गोवा GOA

890523

Serial No.. 2865 Place of Vendor: Margao Date: 9/10/23
Value of Stamp Paper ₹ 500/-
Name of the purchaser: Sebastiao J. A. Noronha
Father's Name: _____ Residence: _____
Purpose: _____ Transacting parties: _____
As there is no one single paper for the value of ₹ _____
Additional stamp paper for the completion of the value are
attached along with _____
Stamp Vendor's Sign: _____
Mrs. George Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa
Signature of purchaser: S. Nor



[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. SEBASTIA JOSE ANSELM NORONHA**
Authorized Partner of **GREYSTONE REAL ESTATE DEVELOPERS**,
promoter of the project named " **PUEBLO DEL MAR** " duly authorized
by the promoter of the proposed project, vide its authorization dated na;

I, **Mr. SEBASTIA JOSE ANSELM NORONHA** Son of **Mr. ANTONIO JOSE NORONHA**, major of age, married, Indian national, Aadhar Card No. _____, r/o H.No. 59, Duncolim, Seraulim, Colva, Salcete, South Goa 403708, duly authorized by of **GREYSTONE REAL ESTATE DEVELOPERS**, the promoter 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

OR

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.

1. That the Project land is free from encumbrances. OR
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 **31/01/2027**.

3. (a) For new projects: 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 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.

OR

(ii) 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.

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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 Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has been utilized 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 has 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 28th day of November 2023.

SN 216

Mr. SEBASTIA JOSE ANSELM NORONHA
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 at Goa on this 28th day
of November 2023.

S/Nor

Mr. SEBASTIA JOSE ANSELM NORONHA

Deponent



Solemnly Affirmed before me
who is identified by *A. Cal.*

Deputy

ADV. RAVITA SERRAO

NOTARY (Govt. Of India)

Reg. No: 3658/2023

Date: 28/11/2023