



गोवा GOA

Vishwas B. Naik

A 048029

Licence No.: JUD/VEN-LIC/2017/AC-1

Vishw Creations,

Shop No B/SH 38, L&L Correias Pride, Next To KTC, Near South Goa Collectorate, Margao Goa

Serial No. 24789 Place of Vendor: Margao Date: 25/09/2025

Value of Stamp Paper ₹ 500/-

Name of the purchaser: S.S. Pillai

Fathers Name: Residence:

Purpose: Transacting parties:

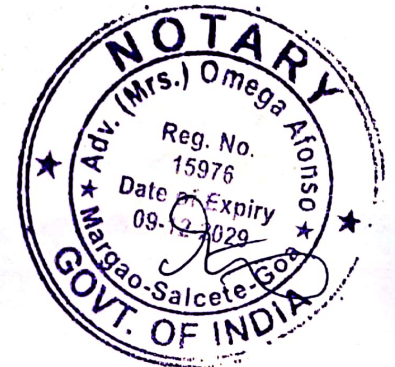
As there is no one single paper for the value of ₹ 1/-

Additional stamp paper for the completion of the value are attached along with

Stamp Vendor Signature

Signature of purchase

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of **Mr. Shashidaran Shankaran Pillai**, sole proprietor of M/s. S J Constructions and **Mr. Sreeju Kumar Pillai**, promoters of the project named "**Crown Majestic**".

I/We, **Mr. Shashidaran S Pillai**, Age 72, Adult, Occupation Business, and **Mr. Sreeju Kumar Pillai**, Age 39, both residing at H.No. 196/1/3, Ambadi House, Near M.E.S College, Vidyanagar, Zuarinagar, Goa-403726, promoters of the proposed project, do hereby solemnly declare, undertake and state as under:

(1) That We promoters have 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 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 us/promoters from the date of registration of project; is 31/03/2028.

(4) 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 We/the promoters 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 We/the promoters shall take all the pending approvals on time, from the competent authorities.

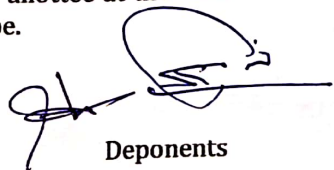
(8) That We/the promoters shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(9) That We/the promoters have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That We/the promoters 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 Dated 25/09/2025



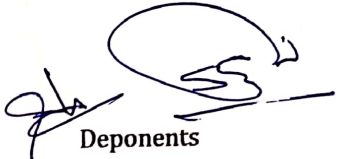

Deponents

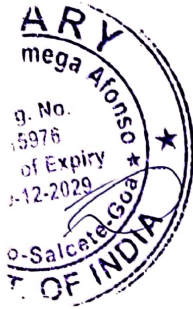
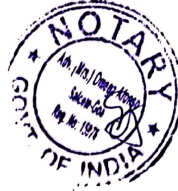


Verification

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 Nargao on Dated 25/09/2025


Deponents



Verified and declared before me


Adv (Mrs.) Omega Afonso
NOTARY
(GOVT OF INDIA)
SALCETE GOA

Reg. No. 15788 / 2025
Date: 25/09/2025