



गोवा GOA

Serial No. 8149 Place of Vendor, Part 14/31/8
Value of Stamp Paper _____
Name of Purchaser Jai Bhuvan Builders
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

474564

Sign of Stamp Vendor E Sign of Purchaser RN
Mangala H. Karapurkar
License No AC/STP/VEN/747/99



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajesh S. Sheth, Director of M/s. Jai Bhuvan Builders Pvt. Ltd., promoter of the project named GRANDETORRE by JAIBHUVAN, duly authorized by the promoter of the proposed project, vide Authorization of Board Resolution dated 15th March 1996.

I, Shri Rajesh S. Sheth, S/o late Mr. Sadanand S. Shet, aged 46 years Indian national duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

For JAI BHUVAN BUILDERS PVT. LTD.

Rajesh S. Sheth
Director

Rajesh S. Sheth
Mrs. Salome D. Nair
Advocate & Notary
Bardez Taluka
Alto-Porvorim, Goa
Reg. No. 297

- (1) That the Promoter has a legal title Report to the land on which the development of the project 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 the promoter from the date of registration of project; is 31/12/2019.
- (4) (a) For new projects: That seventy percent 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 percent of the amounts to be realized hereinafter 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- (6) That the promoter 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 completion of the project.
- (7) That the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) 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.
- (9) That the promoter has finished such other documents as have been prescribed by the rules and regulations made under the Act.



For JAI BHUVAN BUILDERS PVT. LTD.

Director

(10) 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.



Solemnly affirmed on this 9th day of July 2018 at Porvorim

For JAI BHUVAN BUILDERS PVT. LTD.

Director

Deponent

[Identified by PAN Card bearing
No. AAIPSS197A]

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 Porvorim on this 9th day of July 2018.

For JAI BHUVAN BUILDERS PVT. LTD.

Director

Deponent.

[Identified by PAN Card bearing
No. AAIPSS197A]



**EXECUTED BEFORE ME
WHICH I ATTEST**

Mrs. Salome D. Naik
Advocate & Notary
Bardez Taluka
Alto - Porvorim, Goa

Reg. No. 297
Se. No. 1868/2018
Dated: 09/07/2018