



गोवा GOA

Serial No. 6142 place of St. Vennd Mapusa Date 21/12/25

993017

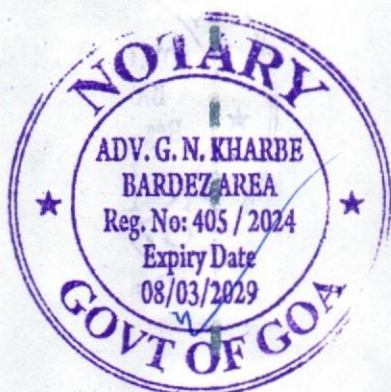
Value of Stamp paper 500/-

Name of Purchaser Jewellen Dsouza

Residence at Aldona Son of [Signature]

Signature of Vender [Signature] Signature of Purchaser [Signature]

C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003



AFFIDAVIT CUM DECLARATION

[Signature]

I Mr. Joseph D'Souza, Managing Partner of M/s. JEWEL CORPORATION, Indian National, aged 69 years, married, business resident of Jewel Marigold, H.No 720/1/G-1 & 720/1/G-2, Near Rawalghadi Temple, Coiruta, Aldona, Bardez, Goa 403508 and Promoter of the project named "THE EMPRESS-PHASE 1" situated at Survey No. 70/13, Bellavista Vaddo, Sirsaim, Bardez, Goa, do hereby solemnly declare, undertake and state as under:

- 1) That I/we are the Owners of the said plot and have a legal title Report to the land on which the development of the project is proposed is to be carried out.
- 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; is 31/12/2029 ;
- 4) That seventy per cent of the amounts realised by 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- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I, 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 utilised 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.



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- 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.

That the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

That the Promoter shall not discriminate against any Allottee at the time of allotment of any Villas/Row Villas, as the case may be.

Solemnly affirmed on 28th day of February 2025 at Mapusa, Bardez, Goa

Solemnly affirmed
before me by Mr. Joseph
D'Souza
Who is identified by Adhar
Cand No. [REDACTED]

[Signature]
Deponent



Adv. Gandhali N. Kharbe
Notary For Bardez Area
Date: 28/02/2025
Reg: 1706/2025

JOSEPH D'SOUZA
MANAGING PARTNER
M/S. JEWEL CORPORATION

Identified by Adhar card no
[REDACTED]

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 Mapusa, Goa on this 28th day of February 2025.

[Signature]
Deponent

JOSEPH D'SOUZA
MANAGING PARTNER
M/S. JEWEL CORPORATION

Identified by Adhar card no
[REDACTED]

EXECUTED BEFORE ME

[Signature]
Adv. Gandhali N. Kharbe
Advocate & Notary
Mapusa Bardez Goa

Sr. No. 1707/2025
Date: 28/02/2025

