



गोवा GOA

B 522541

Sr. No. 3671 Place of Vendor, Tal. No.
Value of Stamp Paper 100/- Date 12/3/2025
Name of Purchaser Adv. S. Satvadekar
Res. Tg. Name of Father
Purpose Sign of Stamp Vendor Sign of Purchaser



LETTER OF AUTHORITY

We, **MRS. CORINNE LOBO ALIAS CORINNE DOROTHY MARY LOBO**, daughter of Pedrinho Francisco Belarmino Lobo, Aged 63 years of age, married, housewife, Indian National, and my husband **MR. GREGORY LOBO ALIAS GREGORIO VALENTINO CLARA LOBO**, son of Domingos Lobo, aged 73 years of age, resident of House No: 191/3, Araddi, Oxel, Siolim, Bardez, Goa, do hereby solemnly affirm on oath and submit as under:-

1. That, we hereby Authorize Mr. Vijin Kumaran, Partner of M/s. Crescent Developers, to register the Proposed Project THIVIM DE GRANDE, under the provisions of RERA Goa, which property is situated in the property under our ownership bearing survey no. 338/1 of Village Tivim, Bardez, Goa,

2. That, we have NO OBJECTION if the said Project is registered under provisions of Rera on the aforesaid property.

3. That, the present authority is given to facilitate the registration of the said project under RERA GOA.

Solemnly affirmed on 07th June 2025 at Panaji Goa.

Chahue

MRS. CORINNE LOBO ALIAS CORINNE DOROTHY MARY LOBO

Deponent no. 1

Gregory

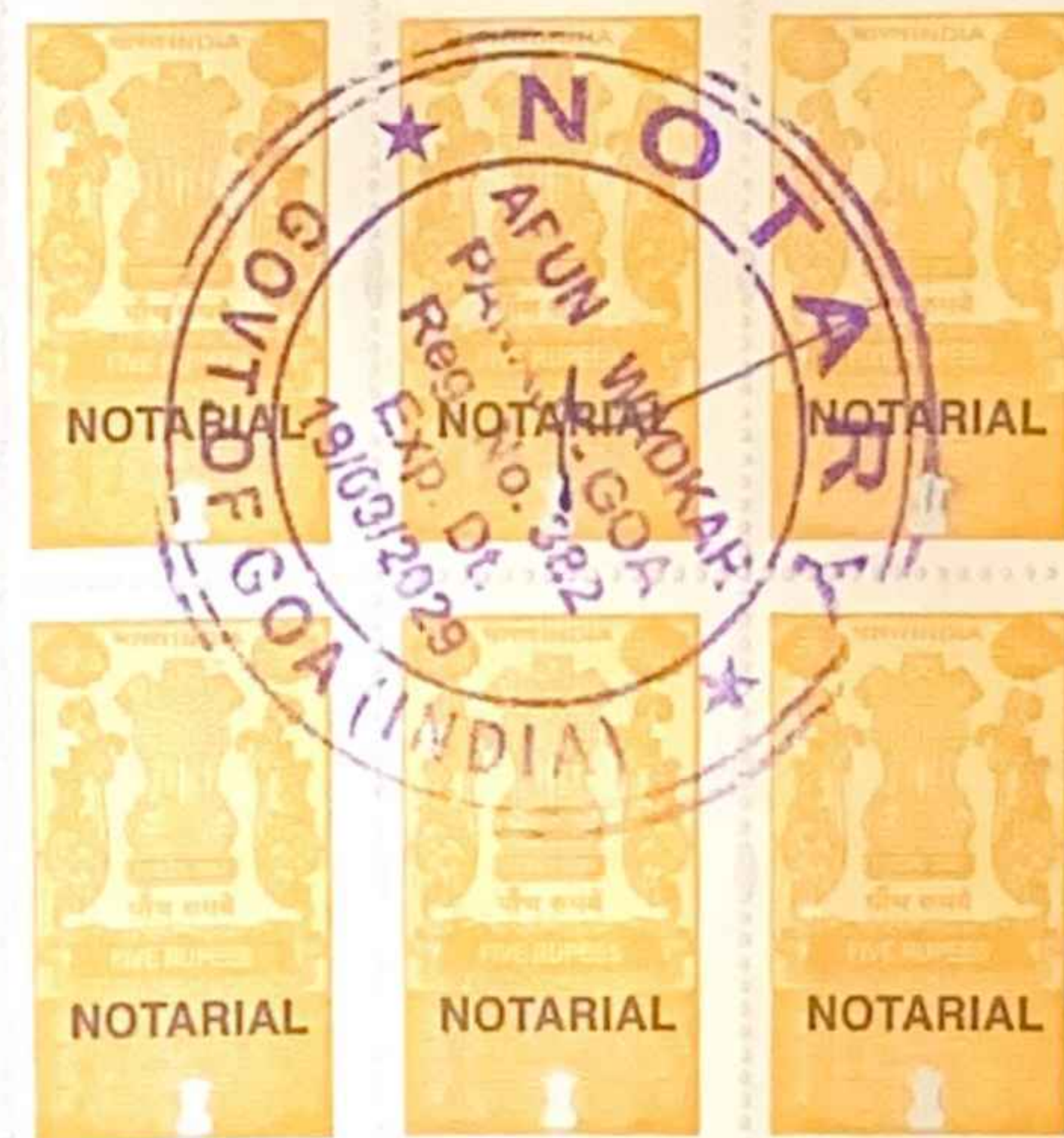
Executed before me
which I attest

MR. GREGORY LOBO ALIAS GREGORIO VALENTINO CLARA LOBO,

Deponent no. 2

*Identified by
Adv. S. Satonelle*

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY
WHO IS IDENTIFIED
BY
WHOM I KNOW



Arun Wadkar
ARUN WADKAR
NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014

REG. No. 3355
DATED 06/06/2025



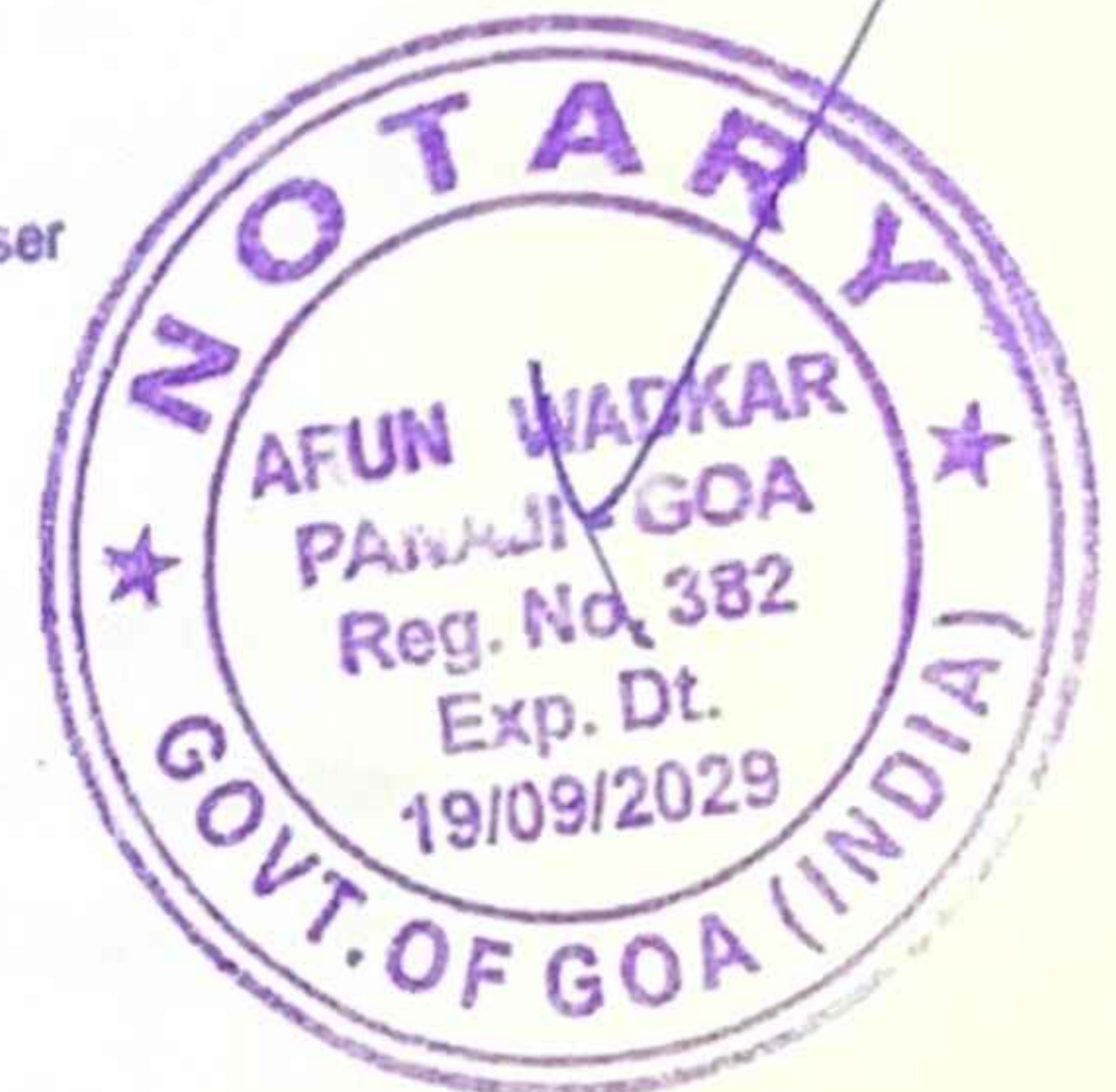
गोवा GOA

Serial No 3948 Place of Vendor, Panaji Date 10/12/20
Value of Stamp Paper Rs. 500
Name of Purchaser Mr. S. S. S. S. S.
Residence Name of Father
Purpose Transacting Parties :

A 017334

Sign of Stamp Vendor
Mangala N. Karapurkar
License No. AC/STP/VEN/747/99

Sign of Purchaser



FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR.VIJIN KUMARAN, Partner of firm "CRESCENT DEVELOPERS" promoter of the project named "THIVIM DE GRANDE" situated at Survey No. 338/1 (Plot No.A) at Tivim Village, Bardez, North Goa-403502

Vijin

I, MR. Vijin Kumaran, son of Kumaran, aged 34, Aadhaar Number is Indian National, promoter of the proposed project "THIVIM DE GRANDE" situated at Survey No. 338/1 (Plot No. A) at Tivim Village, Bardez, North Goa-403502. Duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

- 1) That I, promoter have a legal title Report to the land on which the development of the project is Proposed 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, which promoter is duly authorized by the owners **MRS. CORINNE LOBO alias CORINNE DOROTHY MARY LOBO and her husband MR. GREGORY LOBO alias GREGORIO VELENTINO CLARA LOBO.**
- 2) 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.
- 3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is 22nd MARCH 2028.
- 4) For ongoing project on the date of commencement of the Rules—
That seventy per cent of the 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.
- 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 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 have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



- 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 6th day of June 2025 at Panaji Goa
Deponent

Vijin

VIJIN KUMARAN

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 on 6th day of June 2025 at Panaji Goa
Deponent

Vijin

VIJIN KUMARAN
(Partner)
Crescent Developers

Identified By
Satish
Adv. S. Satish Kumar

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME Vijin Kumaran
WHO IS IDENTIFIED / ME
BY Adv. S. Satish Kumar
WHOM I KNOW
SERIAL No. 3355 DATED 06/06/2025



Arun Wadkar
ARUN WADKAR
NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014

GOVERNMENT OF GOA
Certified Extract Issued by the Office of the Registrar of Firms,Ilhas/Tiswadi

Number of Firm On the Register	PNJ-F29-2023	Name of the Firm	CRESCENT DEVELOPERS
Date of Establishment	14/03/2023	Date of Registration	30/03/2023
Duration	At Will	Amendment Date	05/06/2025
Amendment Number	PNJ-FA5-2025		

S.No of Document	Date of Filing	Description of Documents filed	Names and addresses of partners and date of joining or changes therein				Place of business of the Firm		Date of closing or opening		Recording of changes of reconstitution or dissolution and also of withdrawal of minor partners	Remarks
			Name	Address(Permanent/ Temporary)	Date of Joining	Date of Charges	Principal place	Other Places				
1)	01 Nov 2024	Notice in Form No VI Under Section 63(1) and Rule 7(6) to change the constitution of the firm with effect from 05 Jun 2025 Ilhas/Tiswadi, Dated 05 Jun 2025 is kept in record	Mr. VIJIN KUMARAN	399, Mercas North Goa, GOA, India - 403005	22 Apr 2024						Joining Date for Partner Mr. VIJIN KUMARAN is 22 Apr 2024	

REGISTRAR OF FIRMS
Ilhas/Tiswadi