भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

गोवा GOA

25-26

Serial No.: 19868 Place of Vending Vasco Date of Sale 18 SEP 2025

C 000537

Vendor's Name : Apurva A. Shet Address: Chicalim

Licence No.: JUD/VEN-LIC/1/2015/AC-1

Value of Stamp Paper: Rs. 100/- (Rupees Hundred only)

Name of Purchaser: Everton Vales R/O: Dabolim

Name of Father/Husbend : G. Vales Purpose

Signature of Stamp Vendor

Signature of Purchaser

NOTARY (ACT) GOVT OF GOA (INDIA) Vimmy D. Korgaonkar MORMUGAO Reg No. 2014 Expiry Date: 27/02/2029

Affidavit cum Declaration

I, Shri. Everton Vales, son of Agnelo Gregorio C. Vales, aged 44 years old, Indian national, having PAN No. [redacted] and Aadhar No.: [redacted], resident of H.No. 240, Alto Dabolim, P.O. Dabolim, Goa – 403 801, promoter of the proposed project "GREVA REGENCY (Block A & Block B)" do hereby solemnly declare, undertake and state asunder:

(1) That have a legal title Report to the land on which the development of the proposed project 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 the promoter from the date of registration of project is 31st Dec 2028.

(4) (i) That Seventy Percent of amounts to be realized hereinafter by the Promoter for the aforesaid real estate project from the allottees, from time to time; shall be deposited in a separate account to be maintained in a Nationalized Bank to cover the cost of construction and the land cost and shall be used for that purpose in accordance with rules framed by the State Government.

OR

(ii) The entire amount 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 Nationalized Bank to cover the cost of the construction and the land cost and shall be used for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the Project.

(5) That amount from separate account shall be withdrawn in accordance with section 4(2) (1) (D) read with rule 5 of the Goa Real Estate Rules, 2017.

(6) That I shall get the accounts audited within six months after end of every financial year by a Chartered Accountant in practice, and shall produce a statement of account duly certified and signed by such Chartered Accountant and it shall be verified during audit that the amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion of percentage of completion of the project.

(7) That I shall take all the approvals on time, from competent authorities.

(8) That I 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 occurring of the said changes.

(9) That I shall furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I/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 27th day of January 2026 at Vasco .

Verification

Deponent

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 Vasco on this 27th day of January 2026 at Vasco

Deponent

Sworn/solemnly affirmed before me
by Everton Vales
Who is known to me / identified
by

Adv. VIMMY D. KORGAONKAR
NOTARY
1st. Floor, Laxmi Narayan Niwas
Balabaim, Vasco-da-Gama, Goa

Reg. No. 213/2026