



गोवा GOA

Vishwas B. Naik

556547

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

Vishw Creations,

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

Serial No. 6721 Place of Vendor: Margao Date: 29/5/2020

Value of Stamp Paper ₹ 500/-

Name of the purchaser: S. J. Constructions

Fathers Name: Residence:

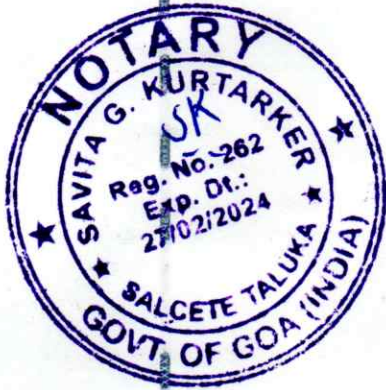
Purpose: Transacting parties:

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

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 S. J. Constructions through Proprietor Mr. Shashidharan Shankaran Pillai, Age Adult, Occupation Business, Residing at , H. No 196/1/3, Ambadi House, Near MES College, Vidyanagar Colony, Zuarinagar, Goa - 403726, promoter of the project named "Grand Majestic" vide its authorization No. dated



I, **Mr. Shashidharan Shankaran Pillai**, , H. No 196/1/3, Ambadi House, Near MES College, Vidyanagar Colony, Zuarinagar, Goa - 403726, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I have 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 me from the date of registration of project 22.05.2022

(4) (a) For new projects: That seventy per cent of the amounts realised by me 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 per cent of the amounts to be realised hereinafter by me 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.

OR

(ii) That entire amounts to be realised hereinafter by me 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(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 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 I shall take all the pending approvals on time, from the 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 the said changes occurring.

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

(10) That I 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 28/05/2020


Deponent

Verification

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 Margao on Dated 28/05/2020


Deponent



Solemnly affirmed before me by
Mr. Shashidharan Shankaran Pillai
Who is identified to me by

to whom I personally know on
this 27th day of MAY 2020

Reg. No. 33345/2020

KSQVJ4
SAVITA G. KURTARKER
NOTARY
MARGAO-GOIA