



गोवा GOA

Serial No. 9775 Place of Vend MARGAO Date 24/8/2020 576621

Value of Stamp Paper:

Name of Purchaser: Shri. J. S. Dias

Residence: Cunha.com Name of Father:

Purpose: Transacting }
Parties }

As there is no one single paper for the value of Rs.
Additional stamp papers for the completion of the value are
attached along with.

Amia
Stamp Issued Sign.
Ermelinda Adalogue Dias
Shop No. C-16, SGPDA Market,
Lic. No. JUD/VEN-Lic/2006/AC-1

[Signature]
Signature of Purchaser




AFFIDAVIT CUM DECLARATION

I, Shri. Nelson Antao, son of Shri. Custodio Antao, aged 40 years, married,
occupation business, Indian National, resident of H. No: 363/A, Madhegal,
Kakoda,

[Signature]

[Signature]




Curchorem-Goa, the partner of M/S. Shanay Developers, do hereby on oath state and submit as under:-

I say that I am the partner of the partnership firm namely M/S. Shanay Developers which is duly registered with the Registrar of Firms, Margao, Salcete-Goa under No: MGO-F67-2018 dated 14/3/2018 having its registered office at H. No: 363/A, Madhegal, Kakoda, Curchorem-Goa.

2. I say that M/S. Shanay Developers is the owner of a plot being lote No: 17 corresponding to 984/61733 of the landed property known as "Ponguirvolavoril Mordy Bageat" also known as 'Pontemol' situated in Village Curchorem of Taluka and Sub-District of Quepem, District of South Goa and the State of Goa, within the limits of Curchorem Cacora Municipal Council (earlier within the limits of Village Panchayat of Curchorem), described in the land registration office of Quepem under No: 1468 of Book B-7, enrolled in the Taluka revenue office under Matriz No: 56 and surveyed under survey No: 137/4 of Village Curchorem of Quepem Taluka admeasuring an area of 1313 sq. meters.
3. I say that M/S. Shanay Developers have decided to develop the said plot by constructing a multistoried building in the said plot under the name and style "SHANAY ORCHID".
4. I say that M/S. Shanay Developers has legal title to the said plot on which the development of the project has been proposed.
5. I say that the plot on which the building is proposed to be constructed and/or the project land is free from all encumbrances.
6. I say that the project undertaken by M/S. Shanay Developers i.e. construction of multistoried building in the said plot shall be completed by 20/9/2023 from the date of the registration of the project.
7. I say that seventy percent of the amounts realized by M/S. Shanay Developers for the real estate project from the allottees from time to time shall be deposited in a separate account maintained in a Scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.





8. I say that the amount 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 Websites) Rules 2017.

9. I say that M/S. Shanay Developers 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.

10. I say that M/S. Shanay Developers shall take all the pending approvals on time from the competent authorities.

11. I say that M/S. Shanay Developers 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 7 days of the occurrence of the said changes.

12. I say that M/S. Shanay Developers has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

13. I say that M/S. Shanay Developers shall not discriminate against any allottee at the time of the allotment of any apartment, plot or building as the case may be.



Solemnly affirmed at Curchorem-Goa on this day of August 2020



DEPONENT

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 Curchorem-Goa on this day of August 2020


DEPONENT



Solemnly affirmed before me by

NELSON ANTAO

Who is identified to me by

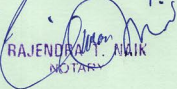
Adhar and

to Whom I personally know

this **25th** day of **Aug 20** 20

Place **Curchorem Goa**

Reg. No. **74639/2020**


RAJENDRA T. NAIK
NOTARY