Registration Certificate Of Project

This registration is granted under section 5 of the Real Estate Act, 2016 to the following project -
Project Registration No: ***PRGO04262692***

SHAH ESTATES located at ***SURVEY NO 44/8 AT BICHOLIM, VILLAGE OF BICHOLIM TALUKA GOA, Bicholim, North Goa,*** Sy.no. ***44/8.***

(1) Mr./Ms. ***AZIM ALI SHAH Proprietor of M S Shah Real Estates*** son/daughter of Mr./Ms. ***Ali Shah*** from ***T-1 AT SHAH RUKMINI NIWAS, THIRD FLOOR, BEHIND MODELS RESIDENCY, NEAR GOVT QUARTERS AT ST.INEZ, PANAJI GOA, North Goa*** situated in State of Goa;

(2) This registration is granted subject to the following conditions, namely:-

(i) The promoter shall enter into an agreement for sale with the allottees;

(ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per rule 9 of the Goa Real Estate (Regulation And Development) (Registration of Real Estate Projects, Registration of Real Estate Agent, Rates of Interest and Disclosures on Website) Rules, 2017;

(iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with rule 5 of said Rules, 2017;

OR

That entire amount to be realised 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(iv) The registration shall be valid from ***01-Apr-2026*** and ending with ***31-Dec-2028*** unless extended by the Goa Real Estate Regulatory Authority in accordance with section 6 of the Act read with Rule 7 of said Rules, 2017;

(v) The promoter shall comply with the provisions of the Act and the Rules and regulations made thereunder;

(vi) That the promoter shall take all the pending approvals from the competent authorities;

This registration certificate is issued by the approval of the Authority

Digitally signed by GAUNS DESSAI DATTARAJ
Date: 2026.04.13 14:14:21 +05'30'

Date: ***01-Apr-2026***

Place: ***Panaji***

Signature and Seal of the Authorised Officer

Goa Real Estate Regulatory Authority