



गोवा GOA

Sr No. 3985 Page of Vendor Margao, Goa Dt: 13/08/2018

- 494475

Value of Stamp Paper: 500/-

Name of Purchaser:

Residing at: Father's Name:

As there is no one single stamp paper for the value of Rs. additional stamp papers for the completion of the value are attached alongwith

Sign of Stamp Vendor
Lic. No. JUD/VEN-LIC/2/2005/AC-1
A. S. Gdes, Margao-Goa

Sign of Purchaser



Affidavit cum Declaration

Affidavit cum Declaration of Greystone REAL ESTATE DEVELOPERS a partnership firm represented by its partner Mr. Sebastia Jose Anselm Noronha, promoter of the project named Greystone Fieldview Residency/duly authorised by the promoter of the project. I Shri. Sebastia Jose Anselm Noronha son/daughter of Antonio Jose Noronha aged 36, Indian National, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That I/promoter have/has a legal title Report to the land on which the development of the project is proposed.
OR
Have/has a legal title Report to the land on which the development of the proposed project is to be carried out.

AND

.....2

S. Noronha

A legally valied authentication of tile of each land along with an auhtenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

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 5th March 2020.

4. (a) For new projects : That seventy percent of the amounts realized 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 used only for that purpose.

(b) For ongoing project on the date of commencement of the Rules.

(i) That seventy percent of the amounts 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.

OR

(ii) That entire amounts 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.

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/the promoter shall get the accounts audited within six months after 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 tha the amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.



7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/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 rule 3 of the said Rules, within seven days of the said changes occurring.
9. That I/the promoter have/has 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 13th day of August 2018 at Margao.

S. Nard

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 Margao on this 13th day of August 2018.

S. Nard

Deponent

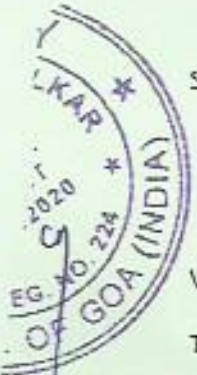
Identified by me
Krishnaji Bagali *Krishnaji*

Solemnly affirmed before me by
Shri. Sebastiao Jose Anselmo Nazinha
Who is identified to me by
Mr. Krishnaji Bagali
Who is personally known to me
this 14th day of August 2018.
Reg. No. 1607/2018

Sachin S. Kolwalkar
NOTARY
SACHIN S. KOLWALKAR
SALCETE, TALUKA
STATE OF GOA. (INDIA)

Reg. No.: 1607/2018

Date: 14/8/2018





OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING
MARGAO-GOA.



REF:- TPM/ 28894/Telaul/117/11/17/892

DATE:- 03/03/2017

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed **construction of residential building and compound wall**

as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2001 and 2021** and situated in Plot no. ___ of survey no 117 sub-division 1 of **Telaulim Village of Salcete Taluka** with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The compound wall shall be constructed after leaving the road widening area as shown in the plan.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developer/applicant should display a sign board of minimum size 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
6. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the commencement of any development/construction as per the permission granted by this order.
8. The soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
9. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
10. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
11. Storm water drain should be constructed along the boundary of the effected plot abutting to the

14. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
15. The Ownership of the property shall be verified by the licensing body before issuing the licence.
16. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence
17. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
18. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
19. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
20. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
21. The set backs shown on the site plan shall be strictly maintained.
22. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
23. The stilt area proposed shall be strictly for the parking of the vehicles of the residents/occupants of the building and shall not converted for any other purpose.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 18/10/2016 RECEIVED FROM M/S. GREY STORE REAL ESTATE DEVELOPERS

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.

Note:- Pursuant to this office earlier assessment Order No. TPM/28894/Tel/117/1/17/379 dtd. 25/01/2017 the applicant has paid the Infrastructure Tax of Rs.1,42,108/- (Rupees one lakh forty two thousand one hundred eight only) vide challan no. 461 dtd. 15/02/2017.

(R. M. Borkar)
Town Planner

To,
M/s. Grey Store Real Estate Developers,
F4, 1st floor, Osia Mall, Margao Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Taulim,
Salcete Goa.

Tn/23/02/17

