



गोवा GOA

DIYA ADVERTISING, LSH-14, Krishna Plaza,

Old College, Vidyanagar, Ghogol, Margao, Salcete-Goa.

Mr. ASHISH SHIRODKAR - Licence No. JUD/VEN-LIC/1/2016/AC-I.

Vender's Place: Margao, Serial No. 17913

Stamp Paper Value: 500/- Date: 04 JUL 2026

Purchaser's Name: Mr. Allaudin Shah Sayed.

Father's 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 Vender's Signature Purchaser's Signature

A 080964



FORM II

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Allaudin Shah Sayed**, Partner of M/s B M Projectors, promoter of the proposed Project "B R ESTATE".

I, **Mr. Allaudin Shah Sayed**, aged 30 years, business, unmarried, having PAN FMFPS4744K, Aadhaar Card No. 630363176629, Indian national, resident of 24, Amrutnagar, Fatorda, Margao, Goa-403602, promoter of the proposed project named "BR ESTATE" situated at Nanus, Sattari, Goa, do hereby solemnly declare, undertake and state as under:

(1) That I/we have a legal title Report to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between owner and me/promoter for development of the real estate project is enclosed herewith.

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

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is 15/08/2029.

(4) (i) That seventy per cent of the amounts realised 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 realized 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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/the promoter has taken the required approvals from the competent authorities shall take all the pending/required 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 under 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

Solemnly affirmed on this 04 day of July 2026 at Margao - Goa .



[Signature]
Deponent

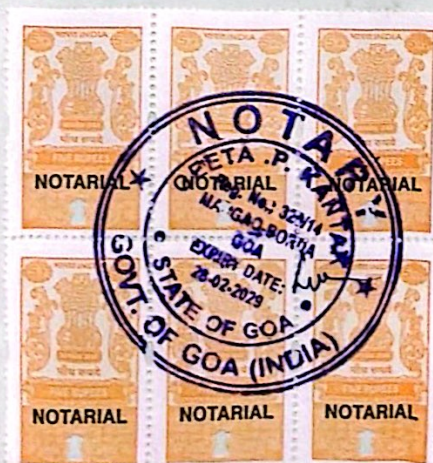
VERIFICATION

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 on this 04 day of July 2026 at Margao - Goa.

[Signature]
Deponent

Aadhana 6202 6217 6629



Solemnly affirmed before me by
Shri/Smt. Allaudin Shah Sayed
Who is identified before me by
Shri/Smt. _____
Who is personally known to me
on this 04 day of July 2026

[Signature]
GEETA P. KALIA
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
REG. No. 9287-2026
DATE 04.07.2026 04/07/2026