



गोवा GOA

C 097704



Date: 6/12/23
 Name of Party: Rajesh S. Sheth
 Residence of: ...
 License No. AC/STP/VEN/102/2003
 Signature of Party: ...
 Signature of Notary: ...



AFFIDAVIT CUM DECLARATION.

I, Shri. Rajesh Sadanand Sheth, S/o Late Mr. Sadanand S. Shet, major in age, Indian National, Director of Jai Bhuvan Builders Pvt. Ltd., Promoter of the project name "JAI BHUVAN – GREEN FIELDS" being constructed at Fatorda, Margao, Salcete, Goa and duly authorized by the promoter of the proposed project vide Authorization of Board Resolution dated 15th March 1996, do hereby solemnly declare, undertake and state as under:

For JAI BHUVAN BUILDERS PVT. LTD.

[Signature]
 Director



- (1) That the promoter has 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 the promoter from the date of registration of project, is 01/06/2031, further to grant of extension in accordance with GOA RERA Rules and RERA CENTRE ACT.
- (4) That seventy percent of the amounts realized by the 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 Website) Rules, 2017.
- (6) That 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 account 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.
- (7) That the promoter shall take all the pending approvals on time, from the competent authorities, subject to delay, if any, attributable to the Authorities.
- (8) That 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 the promoter has finished such other documents as have been prescribed by the rules and regulations made under the Act.

For JAI BHUVAN BUILDERS PVT. LTD.

Director

(10) That 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 this day of 27th April 2026 at Panaji, Tiswadi – Goa.

For JAI BHUVAN BUILDERS PVT. LTD.

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 Panaji on this 27th April 2026.

For JAI BHUVAN BUILDERS PVT. LTD.

DEPONENT.

SOLEMNLY AFFIRMED AND VERIFIED

BEFORE ME BY Rajesh Sadanand Sheth.

WHO IS IDENTIFIED BEFORE ME AAIPS 5197A

BY _____

WHOM I KNOW

SERIAL NO. 741/2026 DATE 27/04/2026

POOJA DEELIP PHADTE

NOTARY AT PANAJI

STATE OF GOA

Sr. No. 741/2026

Dt. 27/04/2026

