



गोवा GOA


TYWEN XEROX, MARGAO  
Licence No. JUD/STP/5/2002/AC

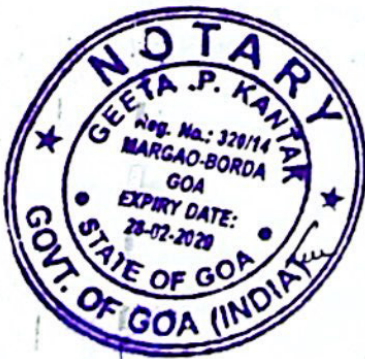
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7282 AQUAR, MARGAO 25/7/25

Sr. No. .... Place: ..... Date: 25/7/25  
Value of Stamp Paper: .....  
Name of Purchaser: Alam Shah Sayed  
Residence: ..... Name of Father: .....  
Purpose: ..... Transaction Party: .....

  
Signature of Stamp Vendor

  
Signature of Stamp Purchaser



**FORM II**

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Alam Shah Sayed, Partner of M/s S. A. Builders and Developers, promoters of the proposed Project "BR MADONNA"

Cont...2



I, Mr. Alam Shah Sayed, son of Mr. Balusha Sayed, aged 44 years, business, married, Indian national, resident of H. No. Pl. No. 24, Amrutnagar, Fatorda, Margao, Goa-403602, Partner of M/s. S. A. Builders and Developers having its office at Rasheeda Manzil, Pl. No. 24, Amrutnagar, Fatorda, Margao, Goa-403602, promoter of the proposed project named "BR MADONNA" situated at Fatorda, Margao, Salcete, 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 01/08/2028.

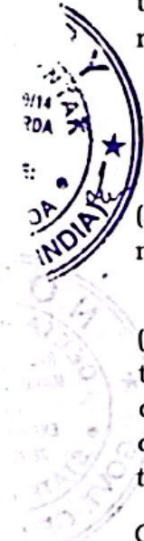
(4) (i) That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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) (l) (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 24<sup>th</sup> day of July 2025 at Margao - Goa .



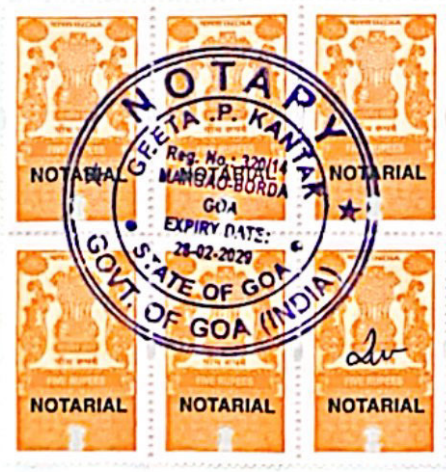
*[Signature]*  
Deponent

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me on this 24<sup>th</sup> day of July 2025 at Margao - Goa.

*[Signature]*  
Deponent



SIGNED BEFORE ME WHICH I ATTEST

*[Signature]*  
GEETA P. KANTAK  
NOTARY  
SALCETE TALUKA  
State of Goa (India)  
Reg. No: 320/14  
Date: 25-07-2025