भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

Serial No. 41847/25-26 Place of Vending Vasco Date of Sale:- 2 MAR 2026, 941928

Vendor's Name : Apurva A. Shet Address. Chicalim

Licence No.: JUD/VEN-LIC/1/2015/AC-1

Value of Stamp Paper: Rs.500/- (Rupees Five hundred only)

Name of Purchaser Jose P.R. Da Cruz

R/O: Bogmalo Name of Father Jacob Da Cruz

Purpose Transacting Parties

As there is no one single Paper for the value of Rs.

Additional Stamp Paper for the completion of the value is attached along with Along with.

Signature of Stamp Vendor

Signature of Purchaser

NOTARY GOVT. OF GOA INDIA Adv. A. Suresh Rao Reg. No. 765/10 Mormugao & Salcete Taluka Exp. Date: 11.07.2030

FORM'II

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Jose Placido Rosario Da Cruz Proprietor for Shalom Developers duly authorized by the promoter of the proposed project named "Shalom Woods", duly confirmed by Land owners/Promoter Mr. Camilo Rodrigues, Mrs. Chandra Rodrigues, Mrs. Alzira Da Costa, Mr Domingos Santan Dcosta and Mrs. Martha Crasto, vide Power of Attorney dated 31.01.2013 duly executed before Advocate and Notary Shri. Paul Rodricks, under Serial No. 20444 having his office at Vasco.

I Mr. Jose Placido Rosario Da Cruz Son of Mr. Late Jacob Santana D Cruz aged 62 Years, Indian national, authorized signatory of Shalom Developers, duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

That Shalom Developers has 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 the title of such land alongwith an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

(1) That the project land is free from all encumbrances

(2) That the time period within which the project shall be completed by me/promoter from the date of registration of project in five years i.e 31/12/2030

(3) 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 the land cost and shall be used only for that purpose

(4) That the amounts from the separate account shall be withdrawn in accordance with section 4(2)0%(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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.

(5) 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(6) That I/ the promoter shall take all the pending approvals on time, from the competent authorities.

(7) That 1/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

(8) That I/ the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(9) That 1/ the promoter shall not discriminate against any allottee at the time of allotment of any Apartment, Villa, plot or building, as the case maybe.

Solemnly affirmed on 2nd March 2026

Mr. Jose Placido Rosario Da Cruz
Deponent

Correction/addition: addition "i.e 31/12/2030" & countersigned by the executant

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 at Goa, dated

Mr. Jose Placido Rosario Da Cruz
Deponent

NOTARIAL NOTARIAL NOTARIAL
NOTARY
Adv. A. Suresh Rao
Reg. 225/10
Mormugao &
Salcete Taluka
Exp. Date: 11.02.2030
GOVT. OF GOA INDIA
NOTARIAL NOTARIAL NOTARIAL

EXECUTED BEFORE Mr.
BY Mr. Jose Placido Rosario Da Cruz
WHICH ATTEST

02/03/26.

A. Suresh Rao
Advocate & Notary
Mormugao & Salcete Taluka
D-7 First Floor,
Chase Chamber
Vasco-da-Gama Goa-403 802
Reg. Ser No 659/2026
Date: 02/3/2026