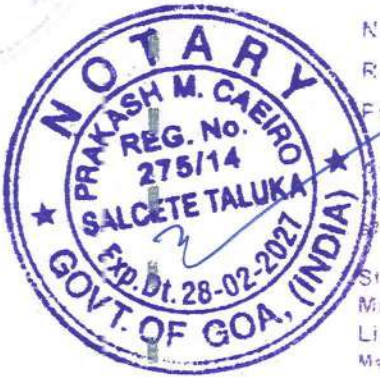




गोवा, GOA

A 042033



Serial No. 4774 Place of Vendor MARGAO Date 29/11/2025
Value of Stamp Paper 500/-
Name of Purchaser P. Caero
Residence Name of Father
For Transacting Parties
This is to one single paper for the value of Rs. 500/-
The stamp papers for the completion of the value are
Stamp Vendor's Sign. Mrs. SALONI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2016/AC-I
Margao-Goa Signature of Purchaser

FORM 'II'
[See rule 3(6)]

Affidavit cum Declaration

**Affidavit cum Declaration of Shri. Yallappa
Burmappa Ambi, promoter of the project named
"AMBI EVERGREEN".**

Y. Ambi

«УМВІ ЕЛЕКОБЕН»

Визначення умови біологічного
вирощування та реєстрації

вирощування та реєстрації

[згідно з (а)]

РОЗДІЛ II



200

I, Shri. Yallappa Burmappa Ambi, son of Burmappa Ambi, of major in age, married, business, Indian National, resident of house no. 113/H-B, Ground Floor, Sebacy Apartments, 2nd Daddio, Telaulim, Salcete- Goa, being promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land along with an authenticated copy of the Deed of Sale of the Owner/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 31.10.2028.

4 a. For new projects: That seventy per cent 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.

b. For ongoing project on the date of commencement of the Rules—

i. That seventy per cent of the amounts to be realized here in after by me/promoter for the real

Y. Ambi,



received from the Government for the year
1951-52, but some of the amounts are not
of the year—

For ongoing project on the part of Government
business—

and the total cost and grant are being paid by the
Government to cover the cost of construction
provided in a separate account to be maintained in
project fund the amounts from time to time shall be
submitted to the Government for the year 1951-52
and for the year 1952-53, but some of the

of the Government is 31-10-1952
and the amounts are being paid from the year
31-10-1952 and the amounts are being paid from the year

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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 here in after 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)(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 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.

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

Pr. Anil

the promoter shall take all the necessary

of completion of the project
contribution and the proportion to the beneficiaries
for the project and the promoter shall be paid, in
collected for a beneficiary project shall be paid within
within six months after the end of each
of the promoter shall be the accounts

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basis of interest and disclosure on deposits in the
estate project, registration of local estate agents
(Registration and Development) (Registration of local
(3)(b) (d) 1999 with rule 2 of the Govt Estate
shall be maintained in accordance with section 4
2. That the accounts from the separate account

the estimated cost of completion of the project
the estimated revenue of the project is less than
cost and shall be used only for that purpose since
bank to cover the cost of completion and the fund
separate account to be maintained in a scheduled
project from time to time shall be deposited in a
of the promoter for the local estate project from the
in that entire accounts to be retained there in order

OK
be used only for that purpose
cost of completion and the fund cost and shall
maintained in a scheduled bank to cover the
shall be deposited in a separate account to be
estate project from the promoter from time to time



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, plot or building, as the case may be.

Solemnly affirmed on 10th December 2025.

Deponent

Y. Yallappa Burmappa Ambi

Shri. Yallappa Burmappa Ambi.

Verification

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

Verified by me at Goa on this 10th December 2025.

Deponent

Y. Yallappa Burmappa Ambi

Shri. Yallappa Burmappa Ambi.

Solemnly affirmed before me by
Shri/Smt. *Yallappa Burmappa Ambi*
Who is identified before me by
Shri/Smt. *—*
Who is personally known to me
on this 10th day of December 2025

Prakash M. Caeiro
PRAKASH M. CAEIRO
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
REG. No. *617/1/2025*
DATE: *10/12/2025*

