

गोवा GOA

Serial No 210 Place of Vender, Percent Gea. Date 25) 11 223

Name of Porch S. Ve Shava, Kreatons LLP

Resistance Serial Serial Parties

Signature of F. Baser

The Godyn Jabo Menteuras on Costo. Sty. Ltd.

LIC No. ACISTPIVE MIU 7/2019. Dt. 10/10/2019

FORM TIV

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. DINESH SURESH DHANWANI, son of SURESH LALCHAND DHANWANI, major of age, flat No. 1, Poonam Society Near UMC, Near HDFC Bank, Ulhasnagar-3, Ulhasnagar, Thane, Maharashtra-421002. Indian National, having PAN: , duly authorized byby KESHAVA KIYAAN LIMITED LIABILITY PARTNERSHIP which is a Member of KESHAVA KREATORS LLP(PAN:)the promoter of the proposed project named "SEA LA VIE", vides his authorization No. N.A dated; duly authorized bythe promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title Report to the land on which the development of the Project is proposed.

OR

Have/has a legal title Report to the land on which the development of the proposed project is to be carriedout

AND

Alegally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosedherewith.

(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 withdetails.

- (3) That the time period within which the project shall be completed by me/promoterfrom the date of registration of project is 31.12.2027.
- (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 berealized hereinafter by me/promoterfor 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, shallbe 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 pendingapprovals on time, from the competent authorities.
- (8) 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.

- 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 orbuilding, as the case may be.

Solemnly affirmed on 25th November, 2023

Mr. DINESH SURESH DHANWANI (PARTNER IN KESHAVA KIYAAN REALTY LLP) (KESHAVA KIYAAN REALTY LLP PARTNER IN KESHAVA KREATORS LLP)

Deponent

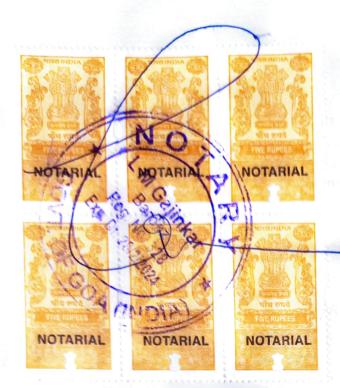
Verification

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

Verified by me at ____thNovember, 2023

Mr. DINESH SURESH DHANWANI (PARTNER IN KESHAVA KIYAAN REALTY LLP)(KESHAVA KIYAAN REALTY LLP PARTNER IN KESHAVA KREATORS LLP)

Deponent



BEFORE ME

thereby attest the signature (s)/Lynanwan Dinesh.

of Executing Parties: Pan Card

who is lare identified by

L. M. GAJINKAR NOTARY AT BARDEZ

STATE OF GOA-INDIA