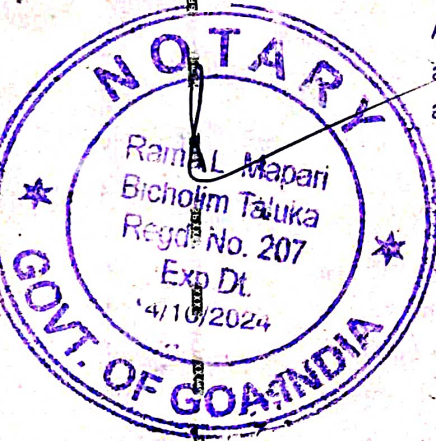


गोवा GOA

Sr. No. 14093 Place of Validity: Bicholim Date of Issue: 23/02/23 713855
Value of Stamp Paper: Rs. 500
Name of the Purchaser: Ramakant Shetye
Residence at: Bicholim
As there is no one single Stamp Paper in the value of Rs. 500
Additional Stamp Papers are used in the value of Rs. 500 and the value is attached
alongwith
Signature of Vendor: [Signature]
Signature of Purchaser: [Signature]
Date: 23/02/23



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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. RAMAKANT SUBARAO SHETYE Proprietor of SHETYE ESTATES, of the proposed project named "SHETYE ANANTAM" bearing Sy. No. 65/0 situated in Village Bordem, Taluka Bicholim.

[Signature]

I, **Mr. RAMAKANT SUBRAO SHETYE**, Indian National, Proprietor of **SHETYE ESTATES**, do hereby solemnly declare, undertake and state as under:

(1) That I have 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 me from the date of registration of project is **28/02/2026**.

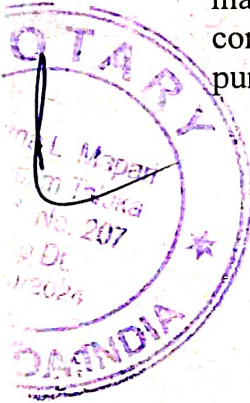
(4) (i) That seventy per cent of the amounts to be realized here in after by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for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

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 shall take all the pending approvals on time, from the competent authorities.

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

(10) That I 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 23rd February, 2023



Mr. RAMAKANT SUBARAO SHETYE

Deponent

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 23rd February, 2023



Mr. RAMAKANT SUBARAO SHETYE

Deponent



SOLEMNLY AFFIRMED BEFORE ME BY

Shri. / Ramakant Subarao

Shetye No Bndern

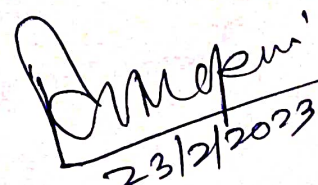
who is identified before me by Shri. Smt.

who is personally known to me on this day of

23rd do 27/2023 year 2023

office of the Notary at Bicholim

Registration No. 891/2023



SHRI. R. L. MAPARI
ADVOCATE & NOTARY
BICHOLIM - GOA.