



Serial No 3721 Place of Vendor, Panaji Date 25/11/25
Value of Stamp Paper 100/-
Name of Purchaser Adv. A. Panabur
Residence Muv Name of Father C. Panabur
Purpose Apidur Trans 1

B 759068

Sign of Stamp Vendor
Mangala No
License No.



FORM 'II'

[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

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Affidavit cum Declaration of **Mr. Chandrakant M. Koli**
Proprietor of Aditya Construction the Developer Promoter
and **Mrs. Melinda Dias**, the Landowner Promoter of the
proposed project named "**EVANGELIST ENCLAVE**",

I, **Mr. Chandrakant M. Koli** son of **Mr. Mangini Koli**, major of
age, and Indian national, the Developer Promoter and **Mrs.**
Melinda Dias, major of age, and Indian National, the
Landowner 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

Promoter 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
such owner and 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.

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(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is **18/07/2024**.

(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 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.

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

Signature of P. Dias



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 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.

(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred

Signature of H. Dias
H. Dias



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 25th January, 2025

Mr. Chandrakant M. Koli

Deponent

Mrs. Melinda Dias

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 Goa 25th January, 2025

Mr. Chandrakant M. Koli

Deponent

Mrs. Melinda Dias

Deponent

Executed before me by

- 1) Chandrakant M. Koli
H.C. No. 7
- 2) Melinda Dias



Adv. Anant C Panshekar
Notary
North Goa State of Goa (India)
Notary Reg. No. 102/99
Add: S-4, 2nd Floor, Fatima Chambers
Dr. A.B. Road, Panaji Goa
Reg. No.:
Dated : 25/01/2025