



गोवा GOA

Date: 12/6/25 Sr. No. 3538 Vendor's Name & Address 925848
 Value of Stamp Paper Rs. 500 Dipak B. Naik
 Vendor's Licence No. JUD/VEN-LIC H.No. 319, Sadolshom
 1/2012/AC-1/6319 & 6320 Dt. 05-07-2012 Canacona-Goa
 Place of Vendor:- Chaudi, Canacona
 Name of the Purchaser: Kushank Shet
 Residence:- Chandelwadi Purpose Agreement
 Name of Father:- C. Shet
 Transacting Parties:-
 Sign of Stamp Vendor Sign of Purchaser



FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. KUSHANK GANESH SHET** the Developer promoter and **MRS. HARSHA VISHWAS DESSAI** and **MR. VISHWAS BHIKARO DESSAI** the landowner Promoter of the proposed project named **"SEJAL HEIGHTS",**



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We, **MR. KUSHANK GANESH SHET**, Son of Mr. Ganesh Kust Shet, major of age, Indian national, Developer promoter and **MRS. HARSHA VISHWAS DESSAI**, wife of Vishwas Dessai, aged about 50 years, married, occupation housewife and **MR. VISHWAS BHIKARO DESSAI**, Son of Bhikaro Dessai, aged about 55 years, occupation businessman, both Indian National, the landowner Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Promoters have 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the Project land is free from 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 the promoter from the date of registration of project is **30/06/2030**.

4. (a) For new projects: That seventy per cent of the amounts realized by the 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



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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 realised 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 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) (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 the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a



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statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has 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 the promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 change occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

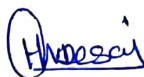
Solemnly affirmed on this 12th day of June, 2025 at Canacona-Goa.

IDENTIFIED BASED ON

Aadhar Card No.


DEPONENT NO. 1





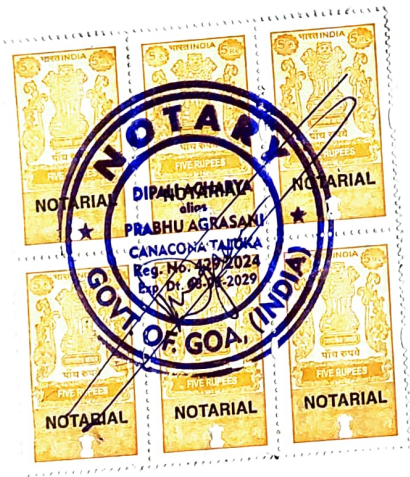


Aadhar Card No.


DEPENDENT NO. 2

Aadhar Card No.


DEPENDENT NO. 3



Solemnly affirmed before me by
Shri/Smt. Kushankrishna Shet and others
Who is identified before me by
Aadhar Card
Who is personally known to me
Reg. No. 580/2025
Date: 12/06/2025 Place: Canacona


DIPALI ACHARYA
alias PRABHU AGRASANI
ADVOCATE & NOTARY
CANACONA TALUKA,
STATE OF GOA (INDIA)



