



INDIA NON JUDICIAL

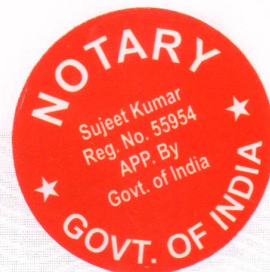
Government of National Capital Territory of Delhi

₹500

e-Stamp

Certificate No. : IN-DL74748961914021Y
Certificate Issued Date : 18-Mar-2026 01:03 PM
Account Reference : IMPACC (IV)/ dl859003/ DELHI/ DL-NWD
Unique Doc. Reference : SUBIN-DL85900368687779095753Y
Purchased by : K D S CONSTRUCTIONS
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : K D S CONSTRUCTIONS
Second Party : Not Applicable
Stamp Duty Paid By : K D S CONSTRUCTIONS
Stamp Duty Amount(Rs.) : 500
(Five Hundred only)

सत्यमेव जयते



Please write or type below this line

IN-DL74748961914021Y

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

Affidavit cum Declaration of Mr. Dheeraj Kohli Partner in K.D.S. Constructions the Promoter of the proposed project named "18 Nerul Pride" located at Survey No 134/1, Nerul, Bardez, Goa.

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using the Stamp Certificate App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.



Dheeraj Kohli

I, Mr. Dheeraj Kohli son of Mr. Kiran Kohli, aged 49 Years, Indian national, Partner in K.D.S. Constructions the Promoter of the proposed project "18 Nerul Pride" located at Survey No 134/1, Nerul, Bardez, Goa 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 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.~~

- (3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is **31/12/2028**.

- (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 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) (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.



Dheeraj Kohli

- (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 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 18th March, 2026

For, K.D.S. Constructions

Dheeraj Kohli

Mr. Dheeraj Kohli
Deponent/Partner

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 _____ on 18th March, 2026

For, K.D.S. Constructions

Dheeraj Kohli

Mr. Dheeraj Kohli
Deponent/Partner



ATTESTED
[Signature]
NOTARY PUBLIC
GOVT. OF INDIA
18 MAR 2026