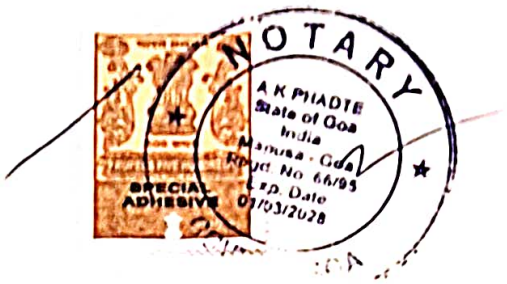

FORM 'II'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Suresh Jairamdas Tekchandani** Authorized person in **Aadhvay Realtors Private Limited** duly authorized by the Developer Promoter and The Landowner the proposed project named **"CASA BELEZA"**,

I, Mr. **Suresh Jairamdas Tekchandani** son of Mr. **Jairamdas Thadomal Tekchandani**, major of age, Indian national Authorized person in **Aadhvay Realtors Private Limited**, duly authorized by the Developer Promoter and The Landowner proposed Project , major of age, and Indian National, 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

(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 **31/05/2028.**

(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.

(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 16 April, 2025

Mr. Suresh Jairamdas Tekchandani
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 on 16 April, 2025

Mr. Suresh Jairamdas Tekchandani
Deponent

Solemnly affirmed before me
Mr Suresh I. Tekchandani
who has been identified before
my by
known to me personally
Mapusa On 16/04/2025
Regd. No. 2810/2025

A. K. PHADTE
NOTARY 16/04/2025
Office No. 17, First Floor,
El-Capitan Center, Mapusa, Bardez, Goa

16/04/2025

NOTARIAL NOTARIAL NOTARIAL
GOVT. OF GOA
A K PHADTE
State of Goa
India
Regn. No. 68/35
Exp. 01/03/2028
NOTARIAL NOTARIAL NOTARIAL