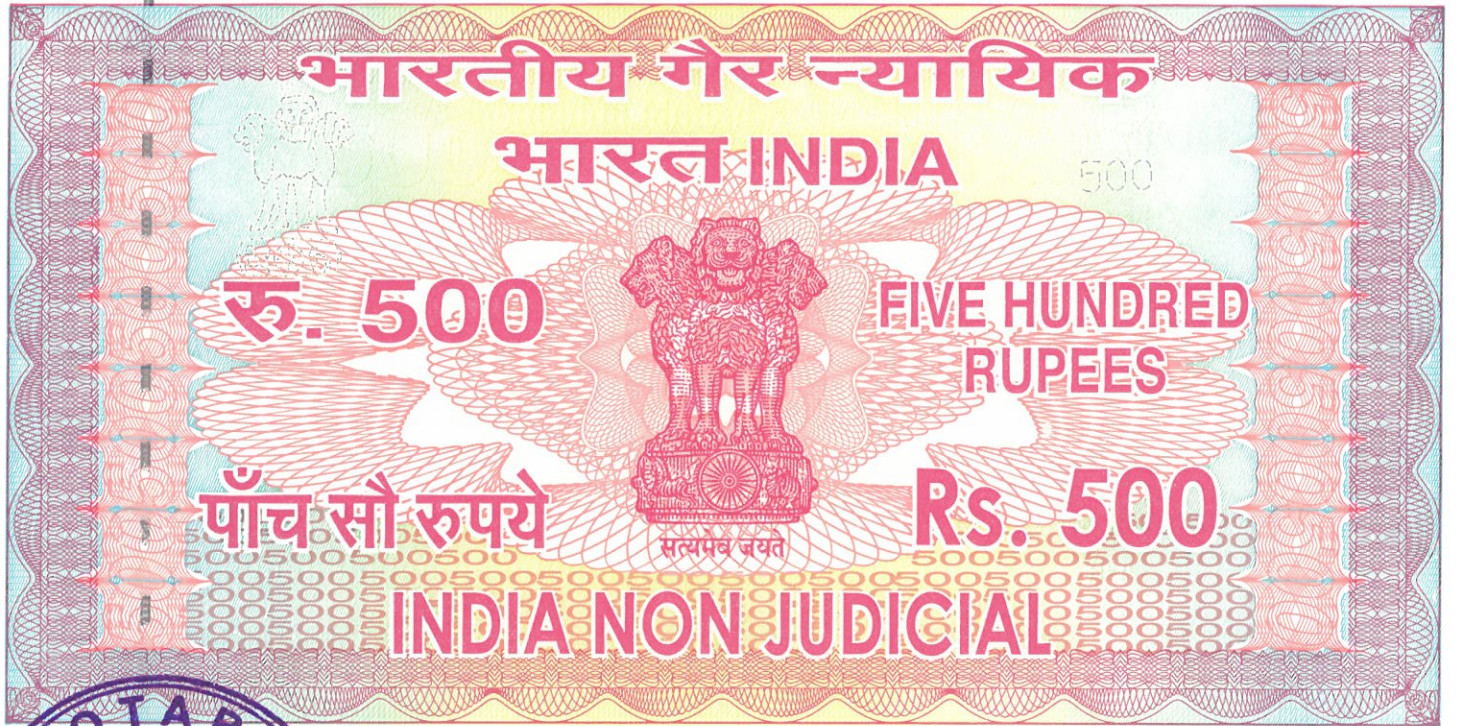
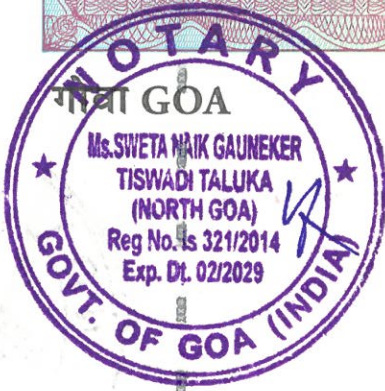




A 067129



Date 9/1/26 Sr No Value Rs
Name of Purchaser
Resident of
Place of Vendor's Party
Licence No. AD/ST/1/1/2002/2003
Sign of Vendor Sign of Purchaser

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

Affidavit cum Declaration

Affidavit cum Declaration of **MR. GAJANAN HARIHAR KARKARE** authorized person
in **M/S. FOMENTO REALTY PRIVATE LIMITED**, promoter of the project named "**ISLE
OF NINE**",

[Signature]

I, **MR. GAJANAN HARIHAR KARKARE** son of Mr. Harihar Devidas Karkare, major of age, Indian national authorized person in in **FOMENTO REALTY PRIVATE LIMITED**, resident of Plot No. 136, Vainguinim Valley, Machado Cove, Nio Dona Paula, North Goa, Goa - 403004 the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter 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.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is **01/12/2028**.
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 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 released 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 released 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 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 changes 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 at Panaji, Goa,
on this 9th day of January 2026.


MR. GAJANAN HARIHAR KARKARE
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 Panaji, Goa
on this 9th day of January 2026.



MR. GAJANAN HARIHAR KARKARE
Deponent

Solemnly affirmed before me by
Shri Gajanan Karkare
who is identified to me by
whom I personally know,

SWETA NAIK GAUNEKER
NOTARY
TISWADI TALUKA NORTH GOA

Place Panaji, Goa Date 9/1/2025
Reg. No. 9223

SWETA NAIK GAUNEKER
ADVOCATE & NOTARY
PANAJI GOA

