



गोवा GOA

Sr. No. 25234 Place of Vend PONDA Date of issue 11/3/24
Value of Stamp Rs. 500/-
Name of the Purchaser Sunder S. Prabhu Desai
Residing at Ponda, Goa
As there is no one single stamp paper of the value of Rs.
Additional Stamp Paper for the completion of the value is attached along with

820766

Signature of The Vendor
File No. AC/STR/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser



FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. **SUNDER SHIVA PRABHU DESSAI**, promoter of the project named "**SIDDHANATH DEVELOPERS**"

I, Mr. **SUNDER SHIVA PRABHUDESSAI**, son of Mr. **SHIVA BABAI PRABHUDESSAI**, major of age Indian National, being promoter of the proposed project do here by 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

Alegally 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 enclosedherewith.

(2) That the project land is free from all encumbrances.

OR

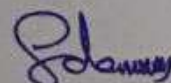
That detailsof encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along withdetails.

(3) That the time period within which the project shall be completed by me/promoterfrom the date of registration of project is **31/03/2028**.

(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 thatpurpose.

(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)

(1) (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 11th March, 2024



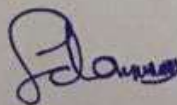
Mr. SUNDER SHIVA PRABHU DESSAI

Deponent

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Goa on this 11th March, 2024



Mr. SUNDER SHIVA PRABHU DESSAI

Deponent

Aadhaar card no [REDACTED]



Solemnly affirmed before me by
Mr. Sunder Shiva Prabhu Dessai

who is identified by.....

.....
personally known to me.

Date : 11/03/2024

Place : Ponda - Goa

Reg. No. 5138/2024