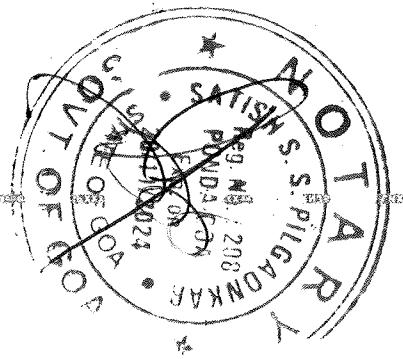




गोवा GOA

Sr No. 21274 Place of Issue PONDIA Date of Issue 06/02/2023 790416

Value of Stamp Paper ₹ 500/-  
Name of the Party Shri. Pawley Builders  
Residence of Shri. Pawley Builders  
Amount of Stamp Paper of the value of ₹ 500/-  
Additional Stamp Paper for the completion of the value of the stamp paper along with  
Signature of the Vendor [Signature]  
Signature of the Purchaser [Signature]  
No. AGST/PM/2016/01/44422015



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

AFFIDAVIT CUM DECLARATION

[Signature]



I, Mr. Kishor Shrikant Naik, Son of Shri Shrikant Naik, age 49 years, married, business, Indian National, proprietor of M/S Pankaj Builders And Developers, R/o Dhavli, Ponda, Goa and promoter of the proposed project "**INDUSHREE MOUNT**" do hereby solemnly declare, undertake and state as under:

1. That I Shri Kishor Shrikant Naik, promoter 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.
3. That the time period within which the project shall be completed by me from the Date of registration of project is 31/12/2026.
- 4 (i) That seventy percent 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 be 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 That the mounts from the separate account shall be withdrawn in accordance with section 4 (2)(f) (D) read with



rules 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

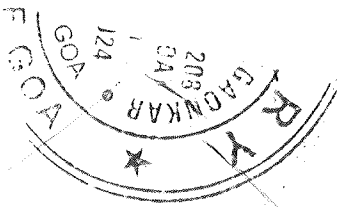
6. That I shall get the accounts audited with in six months after the end of every Financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts 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 shall take all the pending approvals on time, from the competent authorities.

8. That I 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, with in seven days of the said changes occurring.

9. That I have/ has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.



Solemnly affirmed on <sup>21<sup>st</sup></sup> 13<sup>th</sup> February 2023

Deponent

Handwritten signature

NO - A

SATISH S. PI

Reg. No. 1

PO No. 1

EX. 4

2011/12


STATE OF

GOVT. O

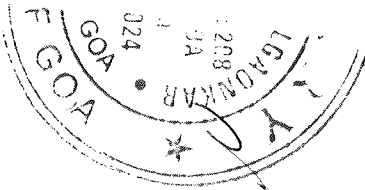
**VERIFICATION**

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 <sup>21<sup>ST</sup></sup> 13<sup>th</sup> February 2023

  
Deponent

Solemnly affirmed before me by  
Shri / Smt. M. S. Hois. Shrikant Naik  
Who is identified before me by  
Smt / Smt. \_\_\_\_\_  
who is personally known to me.



SATISH S. S. PILSAONKAR  
NOTARY  
PONDA-GOIA  
State of Goa (India)

Reg. No. 98/23  
Date : 21/2/23

