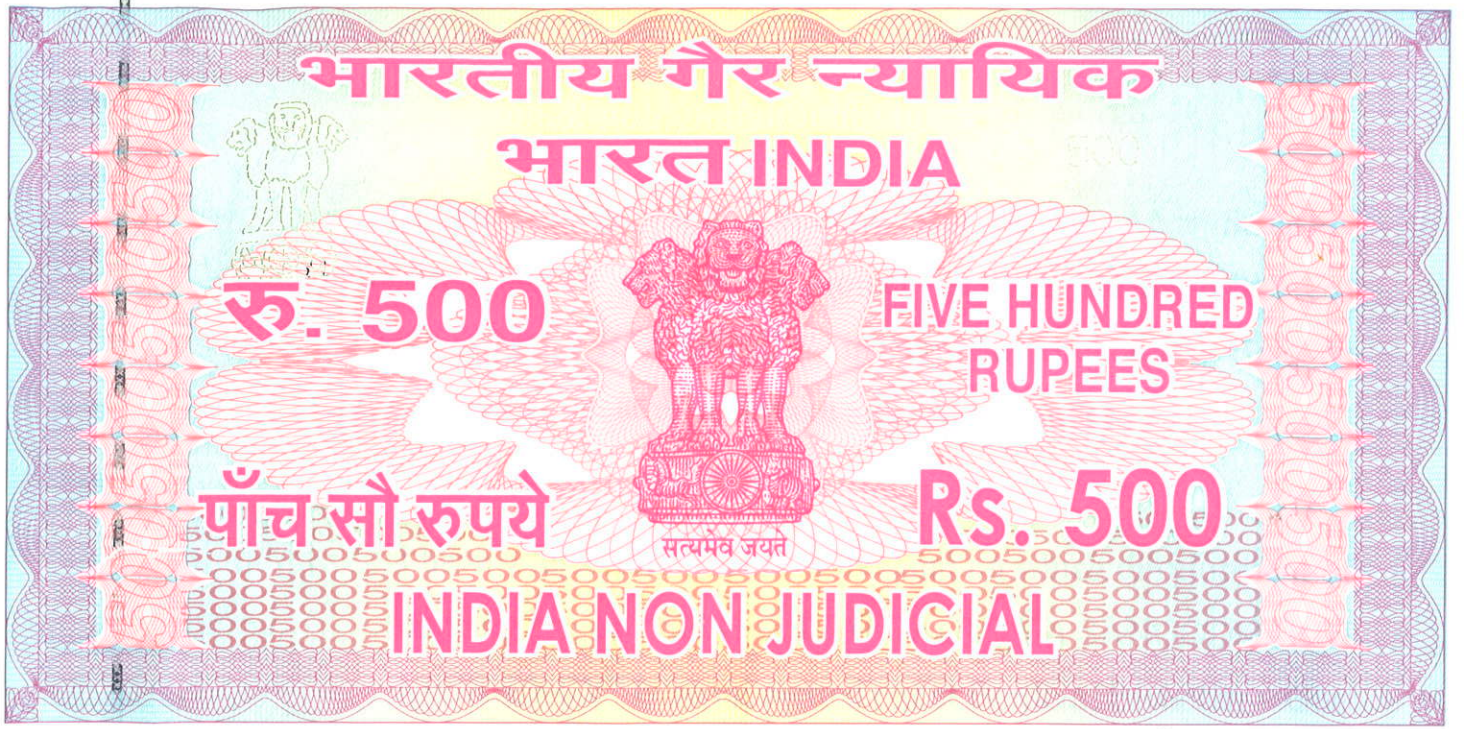




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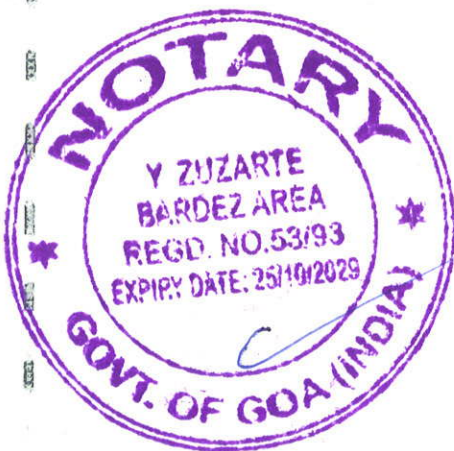
Sr. No. 497 Place of vendor MAPUSA, Date: 23/09/2026 A 175748
Value of stamp paper Rs. 500/-
Name of Purchaser M/s. Bohan Developers
Residing at Mapusa Son / Wife / D/o. of
Purpose
Signature of stamp vendor Pragalbhi Shivanand Tendulkar
No. AC/STAMP/EN/03/2023/421
Transacting Parties
Signature of Purchaser Gaitonde

FORM II

Rule 3 (6)

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Omkar Amir Gaitonde promoter of the ongoing project "SHREE SHANTADURGA SANGODKARIN RESIDENCY" in Bordem, Bicholim - Goa;



Gaitonde

I, Mr. Omkar Amir Gaitonde, son of Mr. Amir Sadashiv Gaitonde, promoter of ongoing project "SHREE SHANTADURGA SANGODKARIN RESIDENCY" in Bordem, Bicholim - Goa, do hereby solemnly declare, undertake and state as under:

1. I have a legal title Report to the land on which development of ongoing project "SHREE SHANTADURGA SANGODKARIN RESIDENCY" is being carried out at Bordem, Bicholim - Goa
AND

a legally valid authentication of the title of such land along with an authenticated copy of the Sale Deed between such Owner and Promoter in respect of the land upon which the development of the ongoing real estate project, is enclosed herewith.

2. That the project land is free from all encumbrances except for an Appeal pending in the Hon'ble High Court of Bombay at Goa, Porvorim bearing, First Appeal No. 41/2026 filed by Comunidade of Bordem, challenging the Order dated 22/06/2026 passed by the Hon'ble District Court in Civil Suit No. 6/2015 dismissing the said suit.



3. That the time period within which ongoing project shall be completed by me/promoter from the date of extension is 60 months.

4. (b) For on-going project on date of commencement of the Rules.

Gaitonde

- (i) That seventy per cent of the amounts to be realised 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 realised 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 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, Rate of Interest and Disclosures on Website) Rules, 2017.

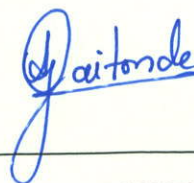
6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practising Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practising Chartered Accountant, and it shall be verified during the audit that amounts

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collected for a particular project have been utilised 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 7 days of the said changes occurring.
9. That I / the promoter have furnished such other documents as have been prescribed by 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 23rd day of the month September, year 2026 at Mapusa – Goa.



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 Mapusa on this 23rd day of the month
September, year 2026



[Signature]

Deponent



Solemnly affirmed before me by deponent
Who has been identified before me

Mapusa on 24/9/2026 Known to me personally

[Signature]
Y. ZUZARTE
B.Sc. LL.B.
NOTARY
BARDEZ DIVISION

Reg. No. 10096/2026