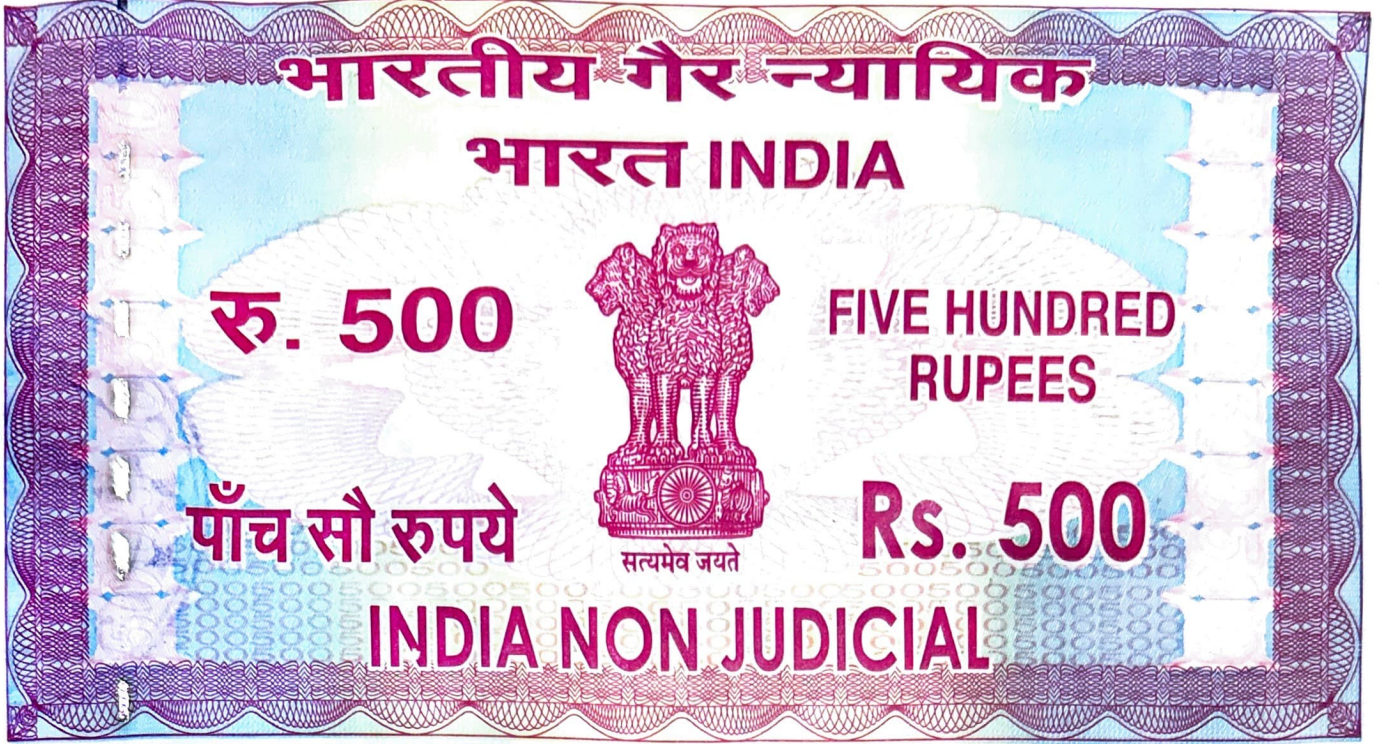




गोवा GOA

No. 3550 Place of vend. Sankhal
 Date of Issue 09/06/2023 Value of the Stamp
 Paper Rs 500/-
 Name of the Purchaser Shankarrao Desai
 Residing at Sankhal son of

336512

Signature of Vendor
 Mr. V. D. Parulekar
 IC No AC/STP/VEN/08/2023/494

Signature of Purchaser

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

Affidavit cum Declaration



Affidavit cum Declaration of Mr. SHANKARRAO APPASAHEB DESAI Proprietor in KAKA BUILDERS, the promoter of the proposed project named "SHREE MAHALAXMI ENCLAVE",

I, Mr. SHANKARRAO APPASAHEB DESAI, Son of Mr. APPASAHEB DESAI, major of age, resident of Mavlangtad, Sankhal, Goa, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) I have a legal title Report to the land on which the development of the Project is proposed.

OR

has a legal title Report to the land on which the development of the proposed project is to be carried out

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.

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 **30/03/2026**.

(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 here in after 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 here in after 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.

Shree

(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.

- a) Order dated 21/02/2024, passed in Civil Misc. Application (Port) No. 8/2023/A, by the Court of Civil Judge, Senior division, at Bicholim-Goa.
- b) Proceedings of Regular Inventory Proceedings No. 45/2011/B and the final order passed thereon 27/07/2011 by the court of Civil Judge Junior Division, 'C' Court at Bicholim.
- c) Regular Inventory Proceeding No. 15/2021/C and the degree passed thereon 30/03/2022 by the Court of Civil Judge junior Division 'C' Court at Bicholim.

I say and declare that all the proceeding referred to hereinabove stand finally disposed of and have attained finality.

(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 at Sankhali on this 18th day of June of the Year, 2026.

Shankarrao

Mr. SHANKARRAO APPASAHEB DESAI

Deponent

P.T.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 on 18th June, 2026.

Shankarrao
Mr. SHANKARRAO APPASAHEB DESAI
Deponent



SOLEMNLY AFFIRMED AND SIGNED
BEFORE ME

By the above named Executant Deponent
Shri Shankarrao Desai
of Madalanga, Sankhali
Goa

he/she is identified before me by Adv. Roopa S. Malik
and No. 325673999241

whom I personally know

Office of the Notary at Sankhali Bicholim - Goa
on this 18th day of June, 2026

Notarial Stamp Rs. 30/- Reg. No. 959/2026

Roopa S. Malik
18/06/2026
ADV. ROOPA S. MALIK
B.A.LLB
ADVOCATE & NOTARY PUBLIC
Sankhali - Goa
Taluka Bicholim