



गोवा GOA

Serial No. 4530 place of St. Vennd Mapusa Date 12/07/2022  
Value of Stamp paper 500/- **704927**  
Name of Purchaser SIDDHANT KHEMKA  
Residence at SIDUM Son of ABHAY KHEMKA  
Signature of Purchaser [Signature] Date 12/07/2022  
Class of Stamp paper 500/- No. 133/2003



FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of M/s. **Soka Promoters LLP**, promoter of the project named "Calisto", through its authorised representative and signatory **Mr. Siddhant Khemka**, duly authorized by the promoter of the proposed project, vide its board resolution dated 16<sup>th</sup> May 2022.

SOKA PROMOTERS LLP

[Signature]  
Authorised Signatory

I, **Mr. Siddhant Khemka**, Age about 32 years, Married, Occupation Service, residing of C-03, Ground Floor, Bella Casa by Sabh Infra, Siolim, Goa 403517, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title report to the land on which the development of the project is proposed

I have/has a legal title Report to the land on which the development of the proposed project is to be carried out 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 all encumbrances.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 30/06/2026.

(4) That seventy per cent of the amounts realised 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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.

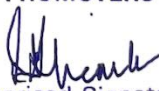
(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(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 dated 12/07/2022

SOKA PROMOTERS LLP

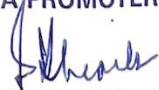
  
Authorised Signatory  
Deponent

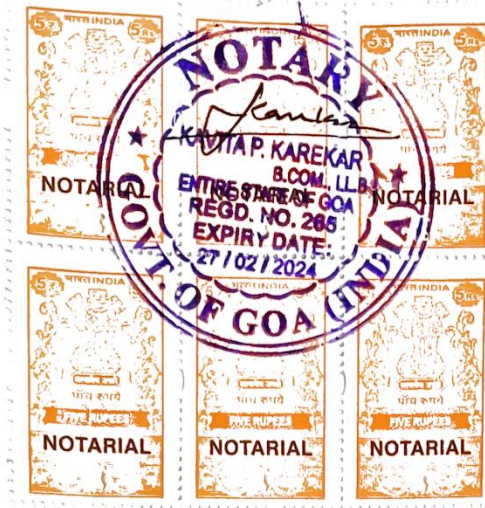
Verification

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 Melpusa on dated 12/07/2022

SOKA PROMOTERS LLP

  
Authorised Signatory  
Deponent



SOLENNLY AFFIRMED BEFORE ME  
BY Mr. Sidelhant Khemka

WHO IS IDENTIFIED BEFORE ME

BY Pancarduo [REDACTED]

REG NO 1969/2022

Kavita Dated: 12/07/2022

**KAVITA P. KAREKAR**  
**NOTARY FOR**  
**ENTIRE STATE OF GOA (INDIA)**