



गोवा GOA

Serial No. 1814.....Place of Vendor MARGAO D. 22/6/2026 A 081739
Value of Stamp Paper: 500/-
Name of Purchaser: Damoda Naik
Residence: Margao.....Name of Father: Datta D. Naik
Purpose: Affidavit Transacting }
Parties }
As there is no single paper for the value of Rs. 500/-
Additional stamp papers for the completion of the value are
attached along with 500/-
Stamp Vendor's Sign: Mrs. S. J. S. KOLWALKAR
Lic No. IUD/VEN-LIC/1/2015/AC-I
Margao-Goa
Signature of D. Naik



FORM 'II'

[See rule 3(6)]

Form Of Declaration, Supported By An Affidavit, Which Shall Be Signed
By The Promoter Or Any Person Authorized By The Promoter
(To be submitted in stamp paper of value not less than Rs. 500/-)
Affidavit cum Declaration

KS D. Naik

Affidavit cum Declaration of Mr. Damodar alias Chirag Datta Naik authorized person of Commonwealth Developers Pvt. Ltd. promoter of the project named CD MARCO POLO /duly authorized by the promoter of the proposed project and duly authorized by Landowner Promoter,

We, (1) Shri. Damodar alias Chirag Datta Naik son of Datta Damodar Kashinath Naik, 40 years, Indian national, duly authorized by Commonwealth Developers Pvt. Ltd the Developers promoter of the proposed project and (2) Mr. Vishvesh Vishnudas Kare, son of Vishnudas Krishna Kare, 38 years, married, Indian National as POA holder of Mr. Vishnudas Krishna Kare And His Wife Mrs. Padmavati Vishnudas Kare, the Landowner Promoter, do hereby solemnly declare, undertake and state as under:

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

OR

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.

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 31/12/2029 ;

(4) (a) For new projects: 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.

(b) For ongoing project on the date of commencement of the Rules—

(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. OFFICIAL GAZETTE — GOVT. OF GOA SERIES I No. 34 (EXTRAORDINARY No. 2) 24TH NOVEMBER, 2017 1767

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 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



[Handwritten signatures]



Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

(6) That We/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 We/the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That We/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 We/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That We/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 22nd day of June 2026 at Margao .

C. D. Naik
Damodar alias Chirag Datta Naik
Deponent

V. K. Kare
Mr. Vishvesh Vishnudas Kare
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at Margao on this 22nd day of June 2026.



C. D. Naik
Deponent

V. K. Kare
Deponent



Solemnly affirmed / verified before me by
Damodar alias Chirag D. Naik & Vishvesh
V. K. Kare
who is identified to me by.....

On this 22nd day of June

2026
Reg. 238 date 20/6/2026

Ramnar

Ramnath Narayan Prabhu Dessai
ADVOCATE AND NOTARY
SOUTH GOA,
GOVERNMENT OF INDIA