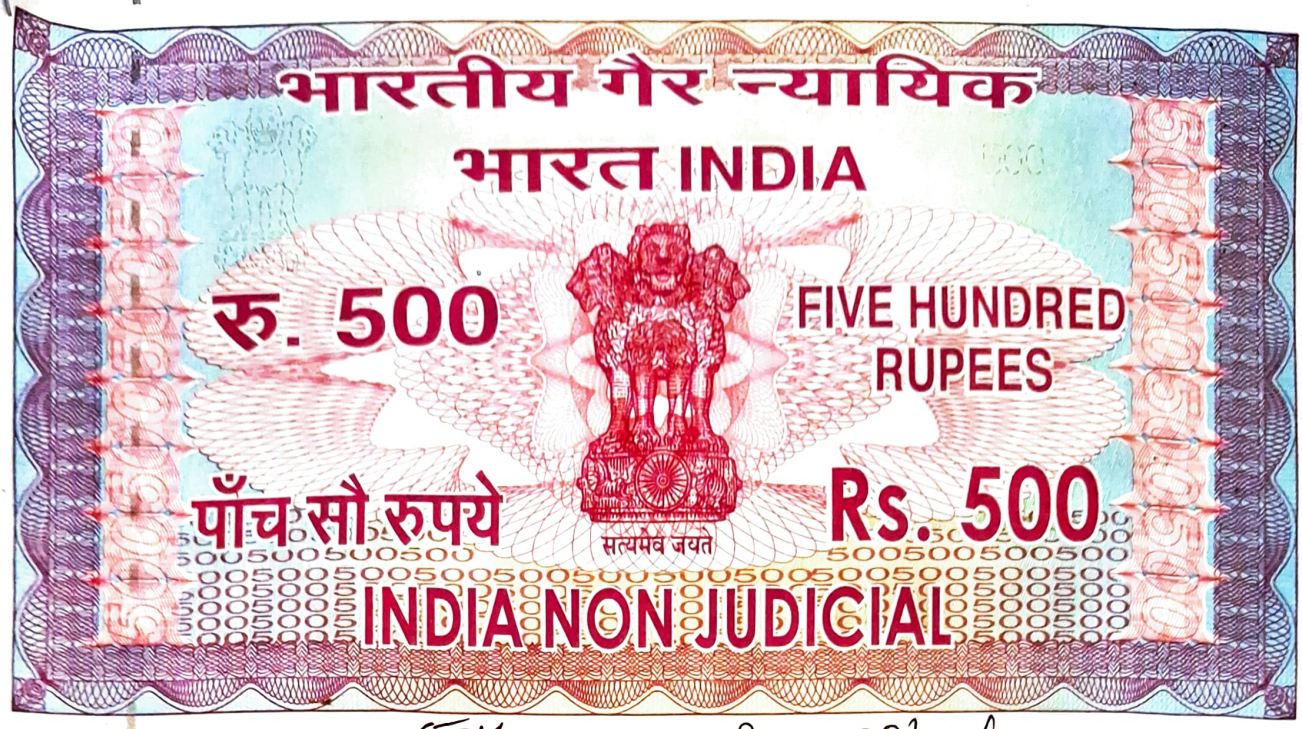

गोवा GOA

Sr. No. 574 Place of Vend. Date of Issue 02/02/2020 541849

Value of the Stamp Paper Rs. 500

Name of the Purchaser Dattaguru Joshi

Residing at Saukhal Son of

Signature of Vendor
Mr. S.T Parab
Lic. No. AC/STP/VEN/99/477

Signature of Purchaser

NOTARY
KARUNA SHRIRAM BAKRE
ADVOCATE & NOTARY
SANKHALI - GOA
STATE OF GOA
Reg. No - 372/14
Exp. Dt: 08.07.2020
GOVT. OF GOA (INDIA)

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./~~Ms~~. DATTAGURU NAVDEV JOSHI promoter of the project named JANVIKAS BHAVAN ~~/duly authorized by the promoter of the proposed project, vide its/his/their authorization No. ..... dated .....;~~

I, Shri DATTAGURU NAVDEV JOSHI son /~~daughter~~ of NAMDEV PARSHURAM JOSHI, aged 52 Indian national, promoter of the proposed project ~~/duly authorized by the 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.

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 is 31/01/2029.

(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.~~

~~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) (l) (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 ___ th day of July 2026 at Sanquelim, Goa.

The Deponent:

Dattaguru Namdev Joshi

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 Sanquelim, Taluka Bicholim, Goa on this 27th day of July 2026.

The Deponent:

Witness:-

Kushta B. Naik Satardekar

Dattaguru Namdev Joshi

NOTARIAL NOTARIAL NOTARIAL
NOTARIAL NOTARIAL NOTARIAL
NOTARY
KARUNA SHRIRAM BAKRE
ADVOCATE & NOTARY
SANKHALI - GOA
STATE OF GOA
Reg. No - 372/14
Exp. Dt: 08.07.2029
GOVT. OF GOA (INDIA)

Solemnly Affirmed and Signed
BEFORE ME
by the above named Executant/Deponent
Shri/ Smt Dattaguru Namdev Joshi
R/o as above
Who is identified before me by
Shri/Smt Kushta B. Naik Satardekar
whom I personally know
Office of the Notary at Sankhali, Tal. Bicholim
on this 27th day of July 2026
Notarial Stamps Rs 30/- Reg. No. 4099/2026

MRS KARUNA SHRIRAM BAKRE
B Com LL
ADVOCATE & NOTARY
SANKHALI - GOA