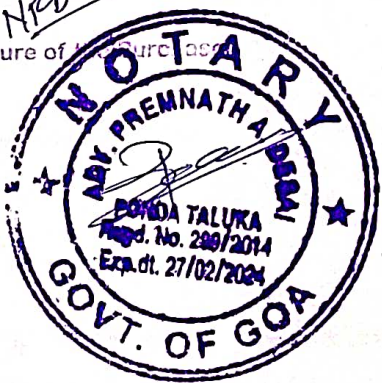


गोवा GOA

St. No. 144113 Place of Vendor PONDA Date of issue 01/11/2022 717625  
 Value of Stamp Paper Rs. 500/-  
 Name of the Purchaser Mr. Narayanao Desai  
 Residing at Madpabankh, Ponda  
 As there is no one single stamp paper of the value of Rs. ....  
 Additional Stamp Paper for the completion of the value is attached along with

Signature of the Vendor   
 No. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser N Desai  


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

FORMS OF DECLARATION, SUPPORTED BY AFFIDAVIT, WHICH  
 SHALL BE SIGNED BY THE  
 PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

N Desai

Affidavit cum Declaration of Mr. Narayanrao Ramchandra Desai promoter of the project named Shreepurvi Vastu proprietor of Desai Developers duly authorized by Shri. Lavu Datta Dangui and his wife Smt.Kalpana Lavu vide their authorization Power of Attorney bearing registration No.PON-POA Register-13-2023 dated 08/08/2023; I Shri. Narayanrao Ramchandra Desai son of Ramchandra Desai age 41 years, Indian National do hereby solemnly declare, undertake and state as under:



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

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

AND

(2) That the project land is free from all encumbrances.

OR

(3) That the time period within which the project shall be completely by me/promoter from the date of registration of project; is 31/12/2027.

(4) For ongoing project on the date of commencement of the Rules---

(i) That seventy per cent of the amounts to be realized 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 realized 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

*N. Desai*

Contd/-

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.

(6) That I/the promoter shall get the accounts audited within six months after the end of every financial year by 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.

(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.

NTO esm

Contd/-

Solemnly affirmed on 23<sup>rd</sup> day of January 2024



*N.R. Desai*

Narayanrao R. Desai  
Deponent

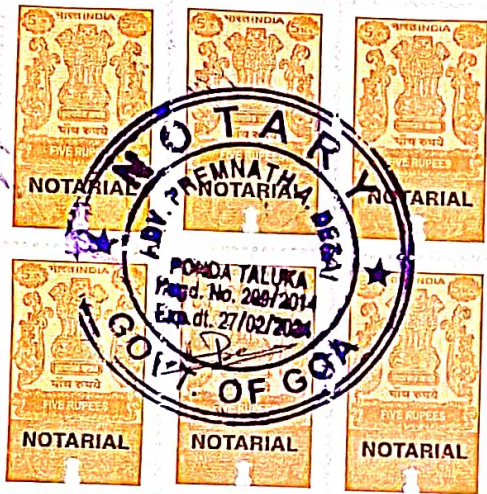
**Verification**

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 23<sup>rd</sup> day of January 2024

*N.R. Desai*

Narayanrao R. Desai  
Deponent



Solemnly affirmed before me  
by Shri Narayanrao R. Desai  
who is identified before me by

who is Personally known to me  
Date: 23/01/2024  
Place: Ponda, Goa  
Reg. No. 87/2024  
Desai

**ADV. PREMNATH A. DESAI**  
NOTARY PONDA  
STATE OF GOA  
--INDIA --  
S-3, Gateway Tower,  
Ponda - Goa.