

Paid.



गोवा GOA Serial No. 4157 Place of Vend PONDA Date 15/10/2026 A 046525
Value of Stamp Paper Rs 500/-
Name of The Purchaser Sasi Pachan
Resident at Ponda-Goa Son of /Dot. of/Wife of _____
Total Value Rs. _____
For the purpose of Affidavit
Signature of The Vendor A. D. S. Kuntarkar
Licence No. 2/88
Signature of Purchaser [Signature]



FORM 'II'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sasi Pachan, sole proprietor of
Devi Construction and Promoter/Developer and Land Owner of the
proposed project named "Navadurga Tower".

[Signature]



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I, Mr. Sasi Pachan, Age 63 Adult, Occupation Business, residing at H. No 21, Shri Laxmi Niwas, Shantadurga Housing Society, Housing Board Colony, Bandora, Shapur, Ponda, Goa - 403401, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title 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.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 30/01/2028.

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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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





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(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 affirm at Ponda
on this 15th day of January 2026.

Deponent

(Mr. Sasi Pachan)

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 Ponda Goa on Dated 15/01/2026

Deponent

(Mr. Sasi Pachan)

CERTIFIED that Shri / Smt.
Sasi Pachan
has verified the above.....
15th day of January 2026
before me on this..... day
of January 2026
Reg. No. 1294

C. G. D'COSTA
NOTARY
PONDA
STATE OF GOA
INDIA

