



गोवा GOA

St. No. 6978 Place of vendor: Ponda-Goa Dt. 10/04/2015 931027
Value of Stamp Paper: 500/-
Name of Purchaser: Prashant Govind Rane
Address of Purchaser: Ponda - Goa
For the Purpose of: Affidavit cum Declaration
Signature of Vendor: [Signature] Signature of Purchaser: [Signature]
Lic No. AC/STP/VEN/52/2005



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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. PRASHANT GOVIND RANE and
Mrs. CHETNA PRASHANT RANE, promoter of the proposed project
named "SIDDHESHWAR",

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[Signature]
[Signature]

of completion of the project.

[Signature]
[Signature]

We Mr. PRASHANT GOVIND RANE and Mrs. CHETNA PRASHANT RANE, Major of age, Indian National, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1) That we have 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 from the date of registration of project is 30/11/2027.

- 4) (a) For new projects: That seventy per cent of the amounts realized 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 realized here in after 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 here in after 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.

[Handwritten signatures]



- 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 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 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.

Solemnly affirmed on 10th April 2025.

Mr. PRASHANT GOVIND RANE
Deponent

Sd/- by Adhar cel

Mrs. CHETNA PRASHANT RANE
Deponent

Sd/- by Adhar cel

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 12/6/25, 2025.



Mr. PRASHANT GOVIND RANE
Deponent



Mrs. CHETNA PRASHANT RANE
Deponent

Solemnly affirmed by Nelson Soares
Prashant Govind Rane
Chetna Prashant Rane

Who read the Contents of the Affidavit
On Oath MADE BEFORE ME AND
SIGNED BY ME
NOTARY OFFICE AT PONDIA - GOA

THIS 10 DAY OF 04 2025
SR. NO. 1220 THE NOTARY

Nelson Soares
NELSON SOARES

