



Date 21/12 Serial No. 6842
Discription Stamp Value 100
Name of Purchaser
Residence

C-094683

Vendor: Prasad G. Gad, Panaji
LIC. No. 108 dtd:- 18/2/2010

FORM 'II'

[Rule 3(6)1]

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 Shri. Uday Ghanshyam Naik, promoter of the project named G.N. Legacy-I, through his constituted attorney Shri Krishna Ganpayya Balgi;

I, Shri. Uday Naik, son of Shri Ghanshyam Naik, promoter of the ongoing project, do hereby solemnly declare, undertake and state through my Constituted Attorney Shri Krishna Ganpayya Balgi aged 56 yrs., Indian national, as under:

- (1) That I have a legal title to the land on which the development of the project is being carried out AND a legally valid copy of title document of such land is uploaded on the Portal.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by me from the date of previous extension of the project is 21/06/2026;
- (4) 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 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of.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 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 shall take all the pending approvals on time, from the competent authorities.
- (8) That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I 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 26th day of November, 2025 at Panjim, Goa.


Deponent

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 Panjim, Goa on this 26th day of November, 2025.


Deponent

Before Me