

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL



No. 1672 Place of vend. Sankhar.

336131

Date of Issue 02/05/2024 Value of the Stamp

Paper Rs. 500/-

Name of the Purchaser Ramakant S. Shetye

Residing at Bichol son of

Signature of Vendor

Mr. V. D. Parulekar

IC No. AC/STP/VEN/08/2023/494

Signature of Purchaser

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. RAMAKANT SUBRAO SHETYE, the promoter of the proposed project named "SHETYE LEGACY",

I, Mr. RAMAKANT SUBRAO SHETYE son of Mr. SUBRAO SHETYE, major of age, Indian national, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That I 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.

- (3) That the time period within which the project shall be completed by me from the date of registration of project is **30/06/2029**.

- (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.

- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2)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 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 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 11th August, 2026



[Signature]

Mr. RAMAKANT SUBRAO SHETYE
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 11th August, 2026

[Signature]

Mr. RAMAKANT SUBRAO SHETYE
Deponent

Executed before me by Mr. Ramakant Subrao Shetue
Identified on basis of



[Signature]
Adv. Rupali G. Panashekar
NOTARY
Bicholim Taluka State of Goa (India)
Notary Reg. No. 296/14
Reg. No. 5972/2026
Dated 11/8/2026