



महाराष्ट्र MAHARASHTRA

2025

EH 510761



FORM 'II'

श्रीमती सुष्मा चव्हाण

Affidavit cum Declaration

Affidavit Cum Declaration of Mr. **Shaket Anil Kapoor**, authorized person for **M/s. Property Anthem Developments** promoter of the proposed project named "**Waves I**".

I, **Mr. Shaket Anil Kapoor** Age 42 years, Adult, Occupation Business, residing at Ivory Height, 2nd Cross Lane, Lokhandwala Complex, Andheri (W), Mumbai - 400053, duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title report 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 31/12/2028.

(4) 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

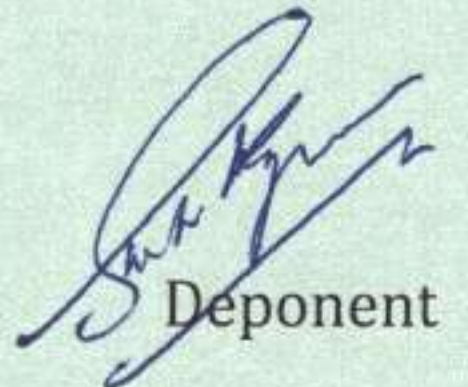
(7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.

(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 Dated 01/12/2025

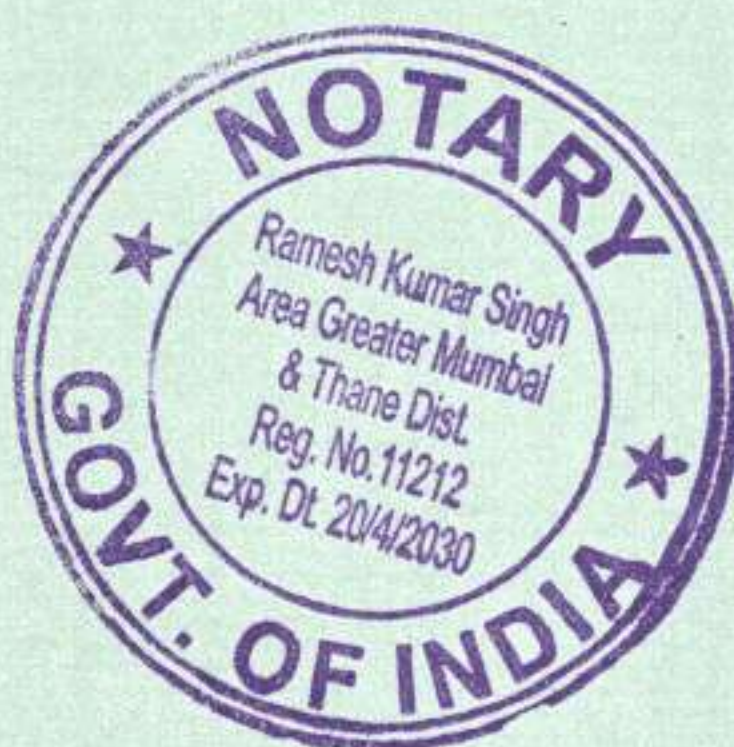

Deponent

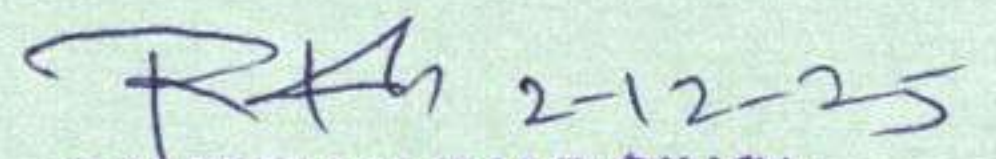
Verification

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 Mumbai on Dated 01/12/2025


Deponent




RAMESH KUMAR SINGH
(Advocate & Notary Govt. of India)
E-5, Sarvodaya Hsg. Society
L.B.S. Nagar, 90 Feet Road,
Sakinaka, Mumbai-72.



गोवा GOA



Date: 11/12/2023 Sr. No. 8923 Value Rs. 500/-
Name of Purchaser: PROPERTY ANTHEM DEVELOPERS
Resident of: MA
Place Vendor Panaji
Licence No. AC/STP/VEN/01/2020/32

A 064890

Sign. of Vendor: [Signature]
Sign. of Purchaser: [Signature]

FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Caitano Rony Fernandes** authorised person in **EMGEE HOUSING PRIVATE LIMITED** duly authorized by **Mr Sadiq Sheikh, Ms Sadia Sheikh, Mr Armando Gonsalves and Mr Mudhit Madanlal Gupta**, the Landowners -Promoters of the proposed project named "**Waves I**" vide its/his/their authorization.

I. **Mr. Caitano Rony Fernandes**, Age about 52 years, Married, Occupation Service, residing at 411-B, La Oceanic Colony, Dona Paula, Goa 403004, authorised person in Emgee Housing Private Limited, duly authorized by the Developer Promoter vide its board resolution dated 29th April 2022 of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That the Promoter/Landowner has a legal title report 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.

[Signature]

(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 31/12/2028.

(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) (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 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.

(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 Dated 13/12/2025

[Signature]

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 Rony on Dated 13/12/2025

[Signature]

Deponent

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY Caritana Rony Fernandes
WHO IS IDENTIFIED BEFORE / ME
BY Adm. Card
WHOM I KNOW
SERIAL No. 935 DATED 13/12/2025

[Signature]
ARUN WADKAR
NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014

