



A 003815

Date 6/3/20 No. 100 Value Rs. 500
Name of Purchaser Kish Anthony Rego
Res. No. 100
Place of Vendor 100
Licence No. AC/S/100 31/102/2003
Sign of Vendor Kish Rego
Sign of Purchaser Kish Rego

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. K2 CONSTRUCTION AND DEVELOPERS** promoter of the project named **REGO'S SERENITY**;

I, **SHRI. KISH ANTHONY FRANCISCO COSME DA SANTANA REGO** son of **LATE JOSEPH JOAQUIM SANTANA REGO** aged 27 Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Kish Rego

(1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed.

AND

legally valid authentication of title of such land

(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) (a) For new projects: 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.

(b) 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/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

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

Kish Rego



(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 has/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 6th day of March 2025 at Panaji Goa.

Kish Rego

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 Panaji, Goa on this 6th day of March 2025.

Kish Rego

DEPONENT



EXECUTED BEFORE ME
WHICH I ATTEST
REG. NO. 2997 DATED 06 MAR 2025

J. S. REBELLO
NOTARY
PANAJI
STATE OF GOA (INDIA)