



गोवा GOA

Serial No. 36279 Place of Vendor, Porvorim - Goa, Date 10/12/2015
Value of Stamp paper 500/-
Name of Purchaser Keshava Kiyaan Realty LLP
Residence _____ Name of Father _____
Purpose _____ Transacting Parties _____

A 037142

Signature of Vendor _____ Signature of Purchaser _____
The Gadgebaba Multipurpose Co-op. Sty. Ltd.
LIC No.AC/STPI/VEN/07/2019. Dt.10/10/2019



FORM 'II'
[Seerule3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Dinesh Suresh Dhanwani Authorized person in Keshava Kiyaan Realty LLP duly authorized by the Developer Promoter and duly authorized by Mr. Peter Domnic D'Silva, Mrs. Bency Rodrigues, the Landowner Promoter of the proposed project named "Keshava De Rosa",

I, Mr. Dinesh Suresh Dhanwani son of Mr. Suresh Lalchand Dhanwani, major of age, and Indian national Authorized person in Keshava Kiyaan Realty LLP, authorized by the Developer Promoter and duly authorized by Mr. Peter Domnic D'Silva, Mrs. Bency Rodrigues, the Landowner Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

Reg. No. 105
Exp. Dt: 08/03/2029

OR

The promoter 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.

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 **31-12-2028**.

(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 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.

OR

(ii) That entire amounts to be realized 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)

(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 the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That 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 December, 2025


Mr. Dinesh Suresh Dhanwani
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 10th December, 2025


Mr. Dinesh Suresh Dhanwani
Deponent



I hereby attest the signature/L.H.T.I. of Shri /Smt./Miss Dinesh Suresh Dhanwani, s/o. Sy. No. 95/10, House No. 704/FFR PH, Salazar, Do. Mundo BB Borkar, Road Alto Purocin who has been identified before me by Aadhar Card No.

...who is personally known to me and is registered under No. 4360/2025 dt: 10/12/2025

SWORN BEFORE ME


GAURI SARVANKAR
NOTARY FOR BARDEZ TALUKA
STATE OF GOA (INDIA)