



गोवा GOA

Serial No. 7675 Place of Vend MARGAO Date 26/4/24
Value of Stamp Paper: Five hundred
Name of Purchaser: Mr. Smaran N.S. Kanekar
Residence: Fatorda Name of Father:
Purpose: Affidavit Transacting Parties

865632

As there is no one single paper for the value of Rs.
Additional stamp papers for the completion of the value are
attached along with.



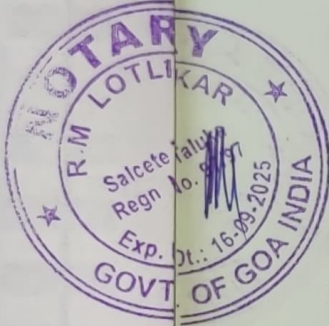
Govt. Authorized Stamp Vendor's Sign.
ANITA MARY BRAZ
T-1, Fatima Chambers, Next to ICICI Bank,
Margao-Goa
Lic. No. JUD/VEN-LIC/2/2021/AC-11/3306

Signature of Purchaser

FORM 'II'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. SMARAN NANDKISHOR SHET KANEKAR**, authorized Partner of **BSK BUILDERS AND DEVELOPERS**, a registered partnership firm, registered under No. MGO-F53-2020 on 10/08/2020 with the Registrar of Firms, Margao, Salcete, Goa, Holding PAN [REDACTED], having its place of business at House No. 1/2378, Bhawani Niwas, Ambaji, Fatorda, Margao, Goa 403602 the promoter of the proposed project named "**BSK ENCLAVE**", duly authorized by the promoter of the proposed project.



I, **Mr. SMARAN NANDKISHOR SHET KANEKAR** son of Mr. Nandkishor Kanekar, major of age, Indian National, Holding PAN [REDACTED], Aadhaar Card bearing No. [REDACTED], residing at House No. 1/2378, Bhawani Niwas, Ambaji, Fatorda, Margao, Goa, duly authorized by **BSK BUILDERS AND DEVELOPERS**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That promoter 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.

OR

Those 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 **31-12-2027**.

(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

[Signature]

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)(l) (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

[Signature]

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 at Margao-Goa on **07th** day of **June**, **2024**.



[Signature]
Mr. SMARAN NANDKISHOR SHET KANEKAR
 Identified vide: Aadhaar Card bearing No. [REDACTED]
THE DEPONENT
Partner of BSK BUILDERS AND DEVELOPERS

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 Margao-Goa at Margao-Goa on **07th** day of **June**, **2024**.

[Signature]
Mr. SMARAN NANDKISHOR SHET KANEKAR
 Identified vide: Aadhaar Card bearing No. [REDACTED]
THE DEPONENT
Partner of BSK BUILDERS AND DEVELOPERS



Solemnly affirmed before me by
 Shri/Smt. *Smaran Nandkishor Shet*
 Who is identified before me by *Kaneekar*
 Shri/Smt. *[Signature]*
 Who is personally known to me

12. 11. 2024

R. M. LOTLIKAR
 ADVOCATE & NOTARY
 MARGAO-GOA
 INDIA

Reg. No: 842/24
 Date: 07/06/2024