

**FORM 'II'**

[See rule 3(6)]

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **AKSHAY VITHAL GOVEKAR**  
Proprietor of **OM BUILDERS**, promoter of the project named  
**"SHREE GANESH GREENS"** situated at Survey No. 27,  
Sub-Div No-4-C, Pilerne Village-Bardez Taluka, North-Goa -  
403114.

I, **AKSHAY GOVEKAR**, son of **VITHAL GOVEKAR**, aged **56**,  
Indian National, bearing Pan Card No- \_\_\_\_\_ Aadhar  
Card No- \_\_\_\_\_ Contact No- \_\_\_\_\_  
promoter of the proposed project **"SHREE GANESH GREENS"**  
situated at Survey No. 27, Sub-Div No-4-C, Pilerne Village-  
Bardez Taluka, North-Goa-403114 is duly authorized by the  
promoter of the proposed project do hereby solemnly declare  
undertake and state asunder:

- 1) That I, promoter have a legal title Report to the land on which  
the development of the project is  
Proposed 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 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 15th JANUARY 2027.

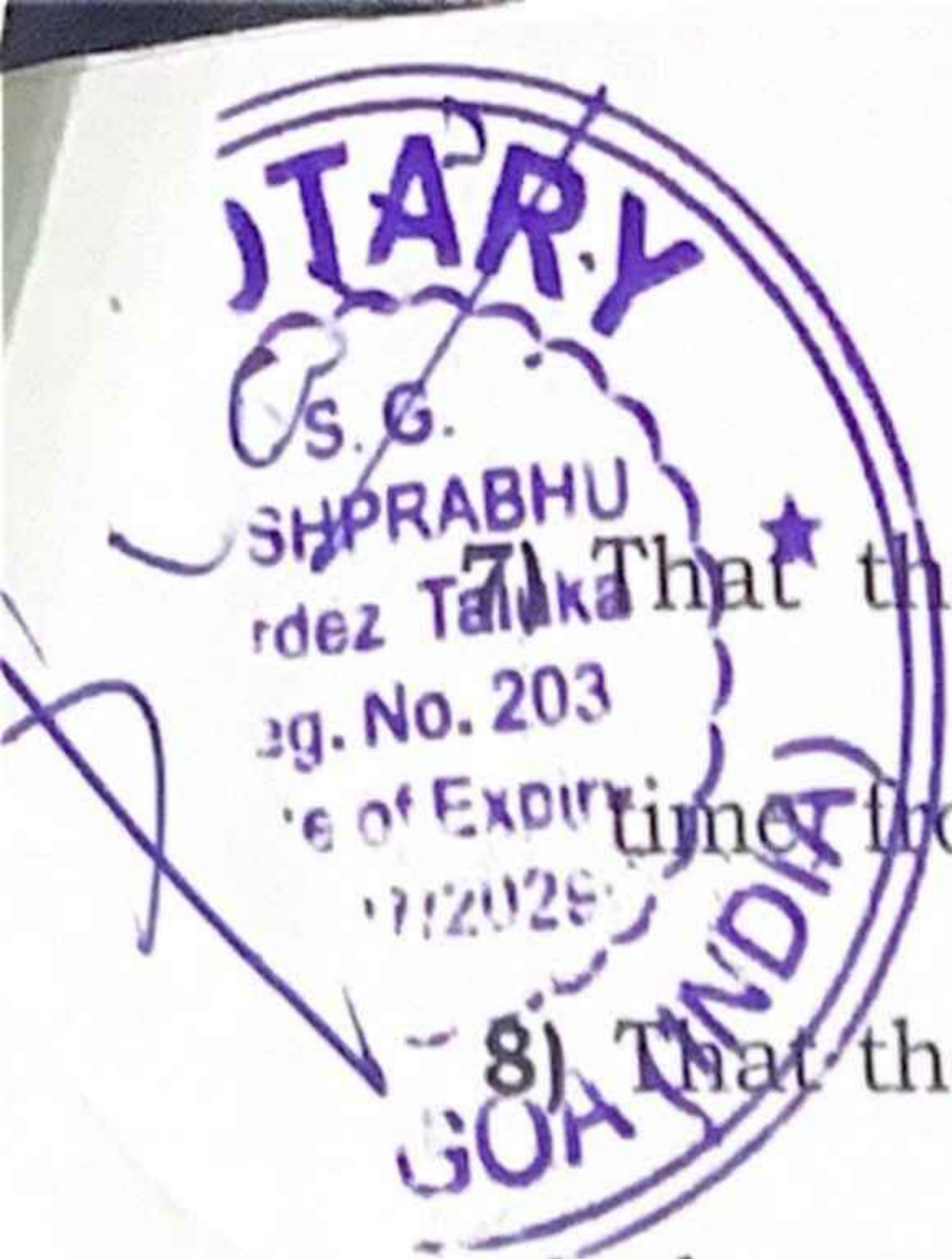
4) For ongoing project on the date of commencement of the Rules—

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.

5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 the promoter shall take all the pending approvals on time from the competent authorities.

8) That 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 22<sup>nd</sup> day of August 2024 at Mapusa Goa

Deponent

**AKSHAY VITHAL GOVEKAR**

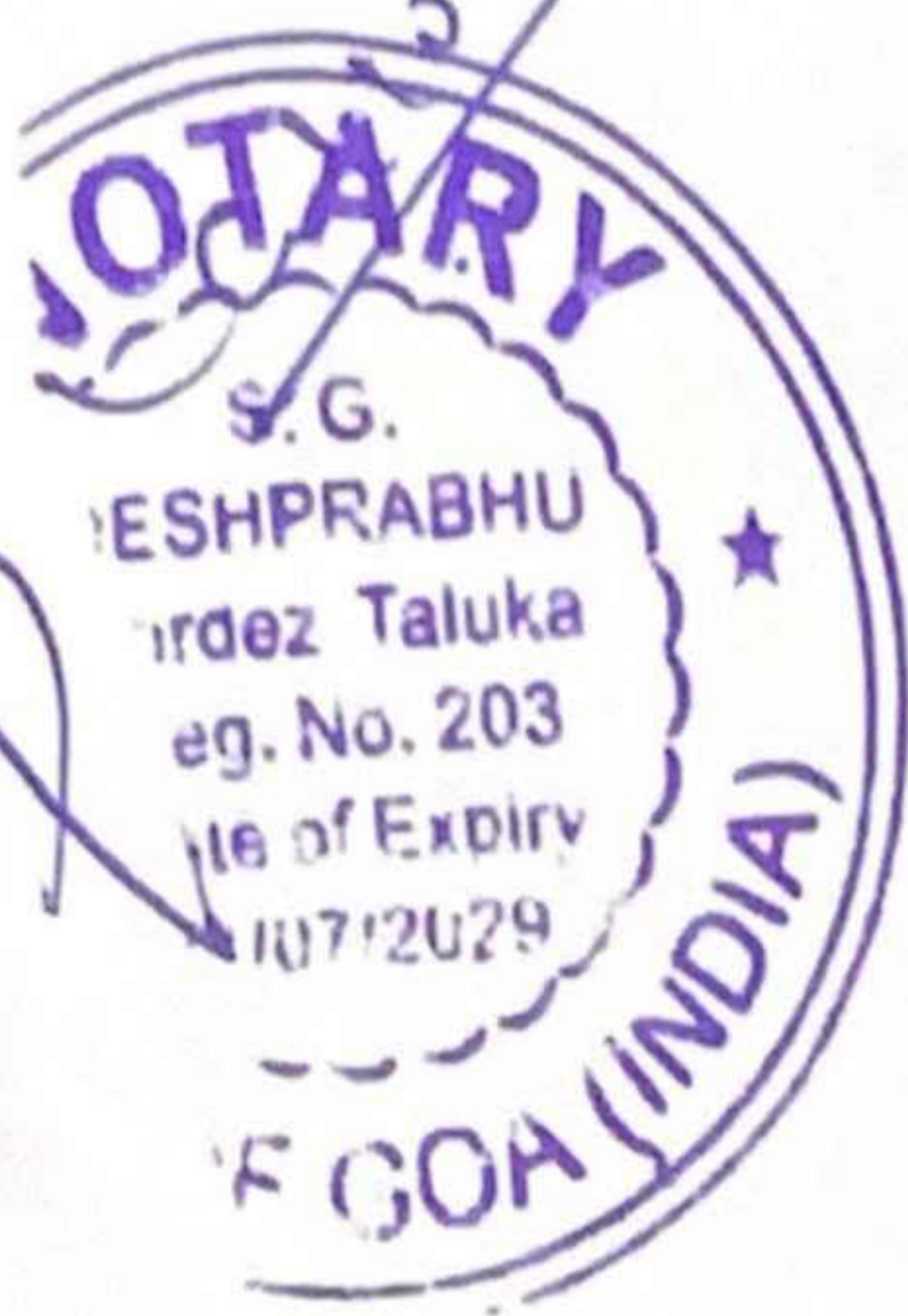
#### VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.



26th  
Verified by me on 22<sup>nd</sup> day of August 2024 at Mapusa Goa

Depoent



*[Signature]*

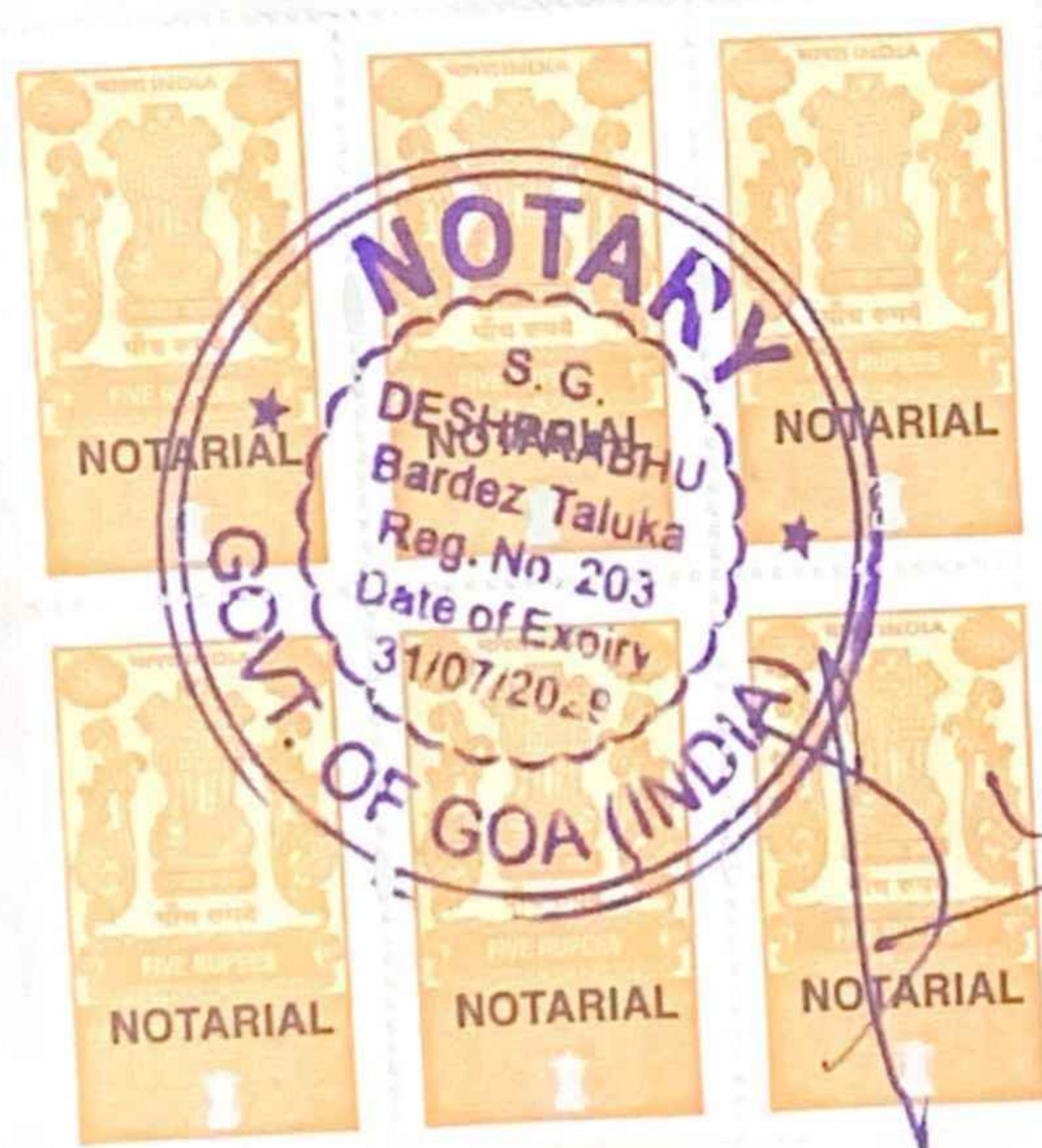
AKSHAY VITHAL GOVEKAR

Proprietor

OM BUILDERS

*[Signature]*  
S. G. DESHPRABHU  
B.A. LL.B.  
Advocate & Notary  
Bardez Taluka, Mapusa-Goa

I identified by:  
Aadhavaland  
No. 7533 2758 4444



Before Me  
At Mapusa, Bardez-Goa on 26.08.2024  
*[Signature]*  
S. G. DESHPRABHU B.A. LL.B.  
Advocate & Notary  
Bardez Taluka, Mapusa-Goa  
Reg. No. 203  
Regn. No. 12985/2024