भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

A 038212

Serial No 8083 place of St. Vennd Mapusa Date 15/12/25

Value of Stamp paper 500/—

Name of Purchaser Nilmesh N Shetye

Residence at Nerla Son of _____

Signature of Vendor CO Signature of Purchaser

C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003

NOTARY Sebastiana Fatima Fernandes BARDEZ - GOA Reg No 407/2024 Exp. Date: 08/03/2029 GOVT. OF GOA (INDIA)

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. BALDEEP SINGH** Authorized person of **VELASA BUILDTECH LLP**, promoter of the project named " **HORIZON 14** "

I, **Mr. BALDEEP SINGH** Son of **Mr. Inderjeet Singh**, major of age, duly authorized by **VELASA BUILDTECH LLP**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Baldeep Singh

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

OR

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.

1. That the Project land is free from 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

2. That the time period within which the project shall be completed by the promoter from the date of registration of project is **16/05/2028**.

3. (a) For new projects: That seventy per cent of the amounts realized by the 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 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.

4. 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.
5. That the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of

accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

6. That the promoter shall take all the pending approvals on time, from the competent authorities.

7. 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.

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

9. 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, on any grounds.

Solemnly affirmed on 16th day of December, 2025.

Baldeep Singh

Mr. BALDEEP SINGH
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 Goa on this 16th day of December, 2025.

Baldeep Singh

Mr. BALDEEP SINGH

Deponent

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Mr. Baldeep Singh
WHO IS IDENTIFIED BEFORE ME BY
Pan Card
KNOWN BY ME PERSONALLY
AT Mapusa **ON** 16/12/2025
REG. NO. 3597/2025

(Identified by Pan Card bearing no.)

SEBASTIANA FATIMA FERNANDES
LLB (HONS)
NOTARY FOR BARDEZ TALUKA
STATE OF GOA (INDIA)

NOTARY
Sebastiana Fatima Fernandes
BARDEZ- GOA
REG No. 407/2024
Exp. Date: 08/03/2029
NOTARIAL GOA (INDIA) NOTARIAL NOTARIAL