भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

A 046085

Sr. No. 27149 Place of Vend ... 16/12/2025

Value of Stamp Paper ... 500/-

Name of the Vendor ... Nagesh Patil

Residing at ... Marcel Goa

As there is ... Additional Stamp Paper for the completion of the ...

Signature of The Vendor

AC/STPA EN/07/2015 DT. 11/12/2015

Signature of the Vendor

NOTARY
KAMAT NIKHIL S.
PANAJI TISWADI - GOA
Reg. No. 54353
VALID UP TO 04.05.2030
GOVT. OF INDIA

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Nagesh Dinkar Patil** authorized Person of **Shivani Builders & Real Estate Developers**, promoter of the project named " **SAN JOAQUIM RESIDENCY** " duly authorized by the promoter of the proposed project,

I, **Mr. Nagesh Dinkar Patil** Son of Mr. Dinkar K. Patil, major of age, Indian national, duly authorized by **Shivani Builders & Real Estate Developers**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We have 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.

2. 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

3. That the time period within which the project shall be completed by the 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 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.

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 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.

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 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, on any grounds.

Solemnly affirmed on 16th day of December 2025.

NOTARY KAMAT NIKHIL S. PANAJI TISWADI - GOA Reg. No. 54353 VALID UP TO 04/05/2030 GOVT. OF INDIA

Mr. Nagesh Dinkar Patil 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

NOTARY KAMAT NIKHIL S. PANAJI TISWADI - GOA Reg. No. 54353 VALID UP TO 04/05/2030 GOVT. OF INDIA NOTARIAL

Mr. Nagesh Dinkar Patil Deponent

3 Solemnly affirmed

before me by Shri/Smt. Nagesh Dinkar Patil

who has been identified

by A.K.

whom I personally know

Reg. No. 393/1

Dated 16/12/2025

KAMAT NIKHIL S.
ADVOCATE & NOTARY
Government of India
8, Patto Centre, EDC Complex
Patto Plaza, Panaji - Goa
Ph.: 8329598204