



गोवा GOA

Serial No 25 Place of Vendor, Panaji Date 23/01/2022 691254
Value of Stamp Paper M/s. RS Developers
Name of Purchaser _____
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser
Sandeep Seth



FORM 'II'

[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sandeep Seth, Partner, M/s. RS Developers promoter of the project named Pine Cliff, duly authorized by the promoter of the proposed project, vide its authorization No 1 dated 31.12.21.

I, Sh. Sandeep Seth son of Jagdish Narayin Seth aged 44 years Indian national, duly authorized by 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
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 30.09.2024;

For RS DEVELOPERS
Sandeep Seth
Authorized Signatory

- (4) (a) For new projects: That seventy per cent of the amounts realised 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilised 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.

Solemnly affirmed on 06th day of January 2022 at Porvorim.

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 on 06th day of January 2022 at Porvorim.

RISHI SOM
Nishi Kari
Witness: 1

Witness: 2

FOR RS DEVELOPERS
\$ deep Selt
Authorized Signatory

Deponent
[Identified by PAN Card bearing No
ACLPS 1591D]

FOR RS DEVELOPERS
\$ deep Selt
Authorized Signatory

Deponent
[Identified by PAN Card bearing No
ACLPS 1591D]



EXECUTED BEFORE ME
WHICH I ATTEST

Mrs. Salome D. Naik
Advocate & Notary
Bardez Taluka
Alto - Porvorim, Goa
Reg. No. 297

Serial No. 33/2022
Date: 06/01/2022