



गोवा GOA

A 360364

Serial No. 8496 place of St. Vendor Mapusa Date 25/03/21
Value of stamp paper 100/-
Name of Purchaser Riviera
Residence at Mapusa Son of _____
Signature of Vendor Antony Signature of Purchaser _____
Antony Fernandes LIC NO. AC/STP/VEN/02/2016



FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Antony

Affidavit cum Declaration of Mr. Leao Francisco M.M. Braganca, M/s. Riviera Constructions Pvt. Ltd, Promoters of the project named 'The Lanai' in Arpora, vide authorization No. Nil, dated 01.02.2022

I, Shri. Leao Francisco M.M. Braganca, son of late Assuncao de Braganca, age 68 years, Indian National, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That the Promoter M/s. Riviera Constructions Pvt. Ltd. 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 the Promoter is 31.03.2025.

(4) (a) That seventy per cent of the amounts realised by 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) That seventy per cent of the amounts to be realised hereinafter by 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. OFFICIAL GAZETTE – GOVT. OF GOA SERIES I No. 34 (EXTRAORDINARY No. 2) 24TH NOVEMBER, 2017 1767.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 if required take all the pending approvals on time, from the competent authorities.



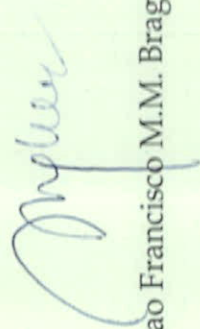
(8) That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(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 01st day of February, 2022 at Mapusa Goa.

Deponent


(Leao Francisco M.M. Braganca)

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 Mapusa on this 01st day of February, 2022

Deponent


(Leao Francisco M.M. Braganca)



Solemnly affirmed
Before me


N. C. Gaonkar
Advocate & Notary
Mapusa Bardez - Goa
Pg. No. 2631/22