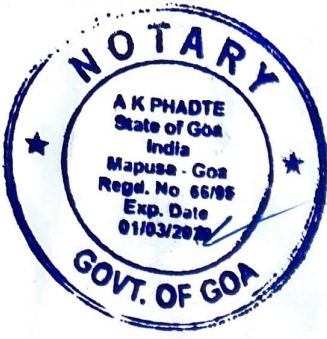




FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration, I Mrs. Nisha Gaonkar, authorized person for Rio Luxury Homes Pvt Ltd, a company incorporated under the companies act, under no. U45200GA2015PTC007691 as authorized by board of Resolution dated 15th July, 2022 holding Pan Card no. AAHCR5557P, having its Office at Aldeia Serenia, Bouta Vaddo, Assagao, Bardez – Goa, the Developer /promoter of the project named "A CAPPELLA"

AND

I Mr. Sachin Verma, Authorized person for Tridens Infra LLP, a partnerspip firm registered under no. ABA-9407 having its registered office at D-10, Defence Colony, New Delhi 110024, having PAN Card No. AATFT0439M the Land Owner/ Promoter for the project named "A CAPPELLA"

We hereby solemnly declare, undertake and state as under:

1. That we have a legal title Report to the land on which the development of the Project is proposed 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 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 31/03/2026.
4. (a) For new projects: That seventy per cent of the amounts realized by me 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 realized hereinafter by me 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 we 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 we shall take all the pending approvals on time, from the competent authorities.

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

10. That we shall not discriminate against any allotter at the time of allotment of any apartment, plot or building, as the case may be.

Verification

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

Verified by me on 13 November 2024


Mr. Sachin Verma


Nisha Gaonkar

IDENTIFIED BY
Pan card No.
ADXPV1623J

IDENTIFIED BY
Pan Card No.
BJMPG3252J