

O m Prakash & Bharat Associates
Nihchal Residency, Flat No 301
Calangute Bardez Goa



गोवा GOA

Serial No. 177 Place of Vendor, Panaji Date 31/12/2024
Value of Stamp Paper 500
Name of Purchaser R. Pariani
Residence Name of Father
Purpose Transaction
Particulars

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

Sign of Purchaser



FORM 'II'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. OMPRAKASH NIHCALDAS PARIANI the promoter of the proposed project named "RAYA AKKA PINNACLE".

I, Mr. OMPRAKASH NIHCALDAS PARIANI son of late Mr. Nihchaldas P. Pariani, occupation-Business, Indian national the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

[Signature]

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

OR

Have/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 all 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 me/promoter from the date of registration of project is **09/05/2031**.

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

(b) For ongoing project on the date of commencement of the Rules—

- (i) That seventy per cent of the amounts to be realized here in after 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 here in after 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) (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.



[Handwritten signature]

- (6) That I/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- (7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That I/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 I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/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 ^{16th} 15th July, 2025

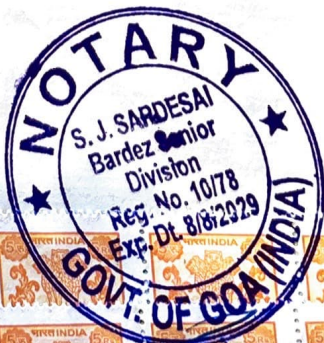
Mr. OMPRAKASH NIHCHALDAS PARIANI
Deponent

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 15th July 2025

Mr. OMPRAKASH NIHCHALDAS PARIANI
Deponent



BEFORE ME
MAPUSA - GOA ON 16 JUL 2025

S. J. SARDESAI
ADVOCATE - NOTARY
MAPUSA - GOA

