



गोवा GOA.

Serial No. 11719 Place of Vend MARGAO Date. 12/02/2021 **582736**

Value of Stamp Paper:

Name of Purchaser: TABRAIZ SHAIKH

Residence: Housing Board Name of Father:

Purpose: Transacting Parties }

As there is no one single paper for the value of Rs.
 Additional stamp papers for the completion of the value are
 attached herewith.

fhis
 Stamp paper's Sign.
 Enrolled at Margao Dist.
 Shop No. 6/11, GOUDA Market,
 Lic No JUDIVEN-CIG/2009/AG-1

[Signature]
 Signature of Purchaser



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

AFFIDAVIT CUM DELCARATION

[Signature]

[Signature]

Affidavit cum Declaration of **Mr. Tabraiz Shaikh** authorized person of **Raintree Roofs** duly authorized by the Developer Promoter and **Mrs. Veena Rajeev Sukhthanker** duly authorized by **Mr. Vivek Venkatesh Shanbhag** and **Mrs. Gayathri Vivek Shanbhag**, the Landowner Promoter of the proposed project named "**RAINTREE THE SOUND OF WAVES**",

We, **Mr. Tabraiz Shaikh** son of **Mr. Shaikh M. Sherif**, major of age, and Indian National, authorized person of **Raintree Roofs** duly authorized by the Developer Promoter and **Mrs. Veena Rajeev Sukhthanker** daughter of late **Mr. Venkatesh Shanbhag**, major of age, Indian National duly authorized by **Mr. Vivek Venkatesh Shanbhag** and **Mrs. Gayathri Vivek Shanbhag**, the Landowner Promoter Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

We, have 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.

(1) 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.

(2) That the time period within which the project shall be completed by We the promoter from the date of registration of project; is **31/12/2029**.

(3) (a) For new projects:

That seventy per cent of the amounts realized by we 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:

That seventy per cent of the amounts to be realized hereinafter by We the promoters 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.

(4) 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.

Tabraiz

Gayathri

(5) That We, the promoters 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.

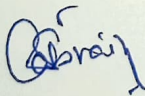
(6) That We, the promoters shall take all the pending approvals on time, from the competent authorities.

(7) That We, the promoters 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.

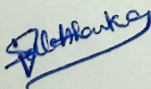
(8) That We, the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(9) That We, the promoters shall not discriminate against any allottee at the time of allotment of any Villa, Apartment, Plot or Building, as the case may be.

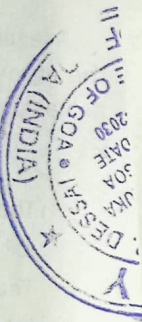
Solemnly affirmed on 8th September, 2025



Mr. Tabraiz Shaikh
Deponent



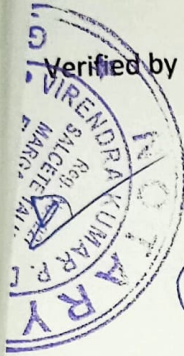
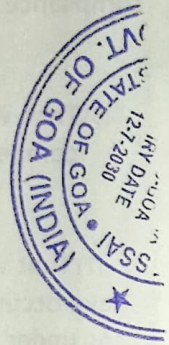
Mrs. Veena Rajeev Sukhthanker
Deponent



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 8th September, 2025



Tabraiz

Mr. Tabraiz Shaikh
Deponent

Deponante

Mrs. Veena Rajeev Sukhthanker
Deponent

Solemnly affirmed before me by
Shri/Smt. Tabraiz Shaikh
Who is identified before me by
Shri/Smt.
Who is Personally known to me

VIRENDRA KUMAR P. DESSAI
NOTARY
MARGAO-GOIA
State of Goa (India)

Reg. No: 2853
Date: 8/9/2025

