भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

सत्यमेव जयते

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

गोवा GOA

Serial No 7246 place of St. Venne Mapusa Date 23/6/25

944475

Value of Stamp paper 500/-

Name of Purchaser Om Prakash Pariani

Residence at Candolim Son of _____

Signature of Vendor _____ Signature of Purchaser

C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003

NOTARY
S. J. SARDESAI
Bardez Senior Division
Reg. No. 10/78
Exp. Dt. 8/8/2029
GOVT. OF GOA (INDIA)

**FORM 'II'**

**[See rule 3(6)]**

**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. OMPRAKASH NIHCHALDAS PARIANI** the promoter of the proposed project named **"RAYA AKKA ROYALE".**

I, **Mr. OMPRAKASH NIHCHALDAS 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.

( 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 **09/05/2030.**

( 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) (l) (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 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 25 June, 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 25 June, 2025

**Mr. OMPRAKASH NIHCHALDAS PARIANI**
Deponent

NOTARY
S. J. SARDESAI
Bardez Senior Division
Reg. No. 10/78
Exp. Dt. 8/8/2029
GOVT. OF GOA (INDIA)

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BEFORE ME
MAPUSA - GOA ON 25 JUN 2025

S. J. SARDESAI
ADVOCATE - NOTARY
MAPUSA - GOA

Reg. No. 9086/2025