

FORM 'II'

[See rule 3(6)]

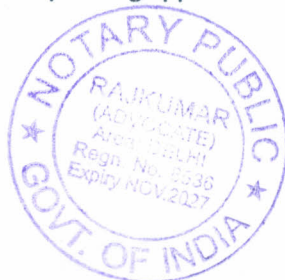
FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

(Affidavit cum Declaration)

Affidavit cum Declaration of Mr./Ms. Yash Raj Gupta promoter of the project named NEOS, project bearing survey No. 307/18H, situated at siolim, Bardez, Goa.

I, Shri Yash Raj Gupta son of Mr. Kamal Gupta aged 34 Indian national, promoter and director of the proposed project owned by Ramroop Estates Private Limited.

- (1) That I, promoter have 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 me/promoter from the date of registration of project; is **31th December 2024;**
- (4) (a) For new projects: That seventy per cent of the amounts realised 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 realised hereinafter 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilised 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.



Yash Raj Gupta
20 JAN 2023

(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 20th day of January 2023 at Delhi.

Mr. Yash Raj Gupta



Deponent

Verification

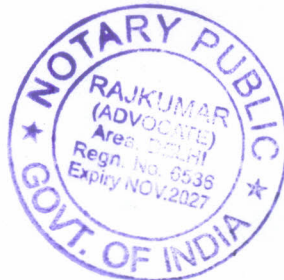
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Delhi on this 20th day of January 2023.

Mr. Yash Raj Gupta



Deponent



ATTESTED
NOTARY PUBLIC
GOVT. OF INDIA

20 JAN 2023