गोवा GOA

Serial No 8977 place of St. Vennd Mapusa Date 5/5/26 A 098065

Value of Stamp paper 500/-

Name of Purchaser NAMAN ARORA

Residence at ~~HARYANA~~ Son of _____

Signature of Vendor _____ Signature of Purchaser

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

NOTARY
A.M.REDKAR
B.A.LLB
STATE OF GOA
Regd. No: 276/14
EXP. Dt.
28/02/29
GOVT OF GOA

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. NAMAN ARORA** authorized Person **KANSO VENTURES LLP**, promoter of the project named " **RAAYA RESIDENCES** " duly authorized by the promoter of the proposed project,

I, **Mr. NAMAN ARORA** Son of late **Mr. INDER MOHAN ARORA**, major of age, duly authorized by **KANSO VENTURES LLP**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We have a legal title Report to the land on which the development of the project is proposed

   OR

   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 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 the promoter from the date of registration of project is **31/12/2029.**

4. (a) For new projects: That seventy per cent of the amounts realized by 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—
   (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.
   OR
   (ii) That entire amounts to be realized 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, 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 the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of

accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has 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 the promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Solemnly affirmed on 23rd day of April 2026.

Mr. NAMAN ARORA
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 Panaji on this 23rd day of April2026.

Identified deponent vide his Aadhaar card no. [redacted] issued by Govt of India

Mr. NAMAN ARORA
Deponent

Solemnly affirmed before me by the Deponent/s Who has been Identified before me by...Aadhaar card of known to me personally at. Panaji on....23.04.2026

A.M. REDKAR
B.A.LLB
NOTARY
State of Goa
Reg. No. 3752/2026