



गोवा GOA

TYWEN XEROX, MARGA
Licence No. JUD/STP/5/3002/AG
R. AGUIAR, MARGAO

917159

Sr No. 6223 Date 24/06/2021
Value of Stamp Paper 500/-
Name of Purchaser Rayesh Ratnakar Raiker
Residence of Purchaser
Name of Father



Signature of Stamp
Vendor

Signature of Stamp
Vendor

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. RAYESH RATNAKAR RAIKER promoter of the project named Shaunak Residency I, MR. RAYESH RATNAKAR RAIKER son of MR. RATNAKAR V. RAIKAR, aged 37, Indian national promoter of the proposed project do hereby solemnly declare, undertake and state as under :

(1) That I 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.

(2) 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 from the date of registration of project: is 31st DECEMBER 2029

N. R. GALE
NOTARY
GOA
Signature

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

(i) That seventy per cent of the 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 the 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (i) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 shall take all the pending approvals on time, from the competent authorities.

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

(10) That I 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 24th day of June, 2025

RAYESH RATNAKAR RAIKER - 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 on 24th day of June, 2025

RAYESH RATNAKAR RAIKER - Deponent



Solemnly affirmed before me by
Shri/Smt. Rayesh Ratnakar Raiker
Who is identified before me by
Shri/Smt. _____
Who is personally known to me

N. R. BALE
ADVOCATE & NOTARY
REGD.

REGD. NO. (INOM)

Regd. No. 2254/2025

DT. 24-6-2025