

### FORM 'II'

#### **Affidavit cum Declaration**

Affidavit cum Declaration of Rio Luxury Homes Pvt Ltd, a company incorporated under the companies act, under no. U45200GA2015PTC007691 as authorized by board of Resolution dated 15<sup>th</sup> July, 2022 holding Pan Card no. , having its Office at Aldeia Serenia, Bouta Vaddo, Assagao, Bardez – Goa., the Developer /promoter of the project named RIO ROYALE BLOCK A & B

I, Mr. Riyaz. Somani, Son of Shri Ramzanali somani, aged 43yrs, Indian national, promoter of the proposed project does 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 Project is proposed 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.
3. That the time period within which the project shall be completed by me/promoter from the Date of registration of project; is 31/04/2025.
4. (a) For new projects: That seventy per cent of the amounts realized by me 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.

*Rso* —

(b) 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 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

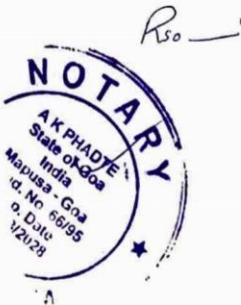
6. That I shall get the accounts audited within six months after the end of every Financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts 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 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 allotter at the time of allotment of any apartment, plot or building, as the case may be.



Solemnly affirmed on 31<sup>st</sup> August, 2023.

Rso

(Mr. Riyaz Somani)  
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 31<sup>st</sup> August, 2023.

Rso 15<sup>th</sup> September 2023 :

(Mr. Riyaz Somani)  
Deponent

IDENTIFIED BY  
Pan card  
AVBPS3567L



Solemnly affirmed before me  
Mr. Riyaz Somani  
who has been identified before  
me by Pan card  
known to me personally  
Mapusa On 15/09/2023  
Regd. No. 5393/2023

A. K. Phadte  
A. K. PHADTE  
NOTARY  
Office No. 17, First Floor,  
El-Capitan Center, Mapusa

