



गोवा GOA

Sr. No. 17395 Place of Vend PONDA Date of issue 01/12/23
Value of Stamp 500
Name of the PU R.R. Realtors
Residing at Ponda Goa
As there is a stamp paper of the value of Rs. 500
Additional Stamp paper for the completion of the sale is attached along with
Signature of The Vendor
Lic. No. AC/STP/VEN/07/2015 DT. 11/12/2015
Signature of the Purchaser

887723



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

AFFIDAVIT CUM DECLARATION

[Signature]



Affidavit cum Declaration of **Mr. VISHANT GANPAT NAIK** Authorized Partner of **R R REALTERS**, promoter of the project named "**RR ELITE**" duly authorized by the promoter of the proposed project, vide its authorization dated NA;

I, **Mr. VISHANT GANPAT NAIK** Son of **Mr. GANPAT NAIK**, major of age, duly authorized by of **R R REALTERS**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That promoter has a legal title Report to the land on which the development of the project is proposed is to be carried out

1. That the Project land is free from encumbrances.
2. That the time period within which the project shall be completed by the promoter from the date of registration of project is **28/02/2026**.
3. (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 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.



4. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.
5. 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 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.
6. That the promoter shall take all the pending approvals on time, from the competent authorities.
7. 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.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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 11th day of December 2023.

Mr. VISHANT GANPAT NAIK
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 Goa on this
11th December day of 2023.

Mr. VISHANT GANPAT NAIK
Deponent



Solemnly affirmed before me by
Shri./Smt. Vishant Ganpat Naik
who is identified to me by

Shri./Smt.
who is personally known to me

Date: 11/12/2023

Place: Ponda- Goa

Reg. No 15819/2028.

EXECUTED BEFORE ME

ADV. Nandakumar N. Naik
NOTARY