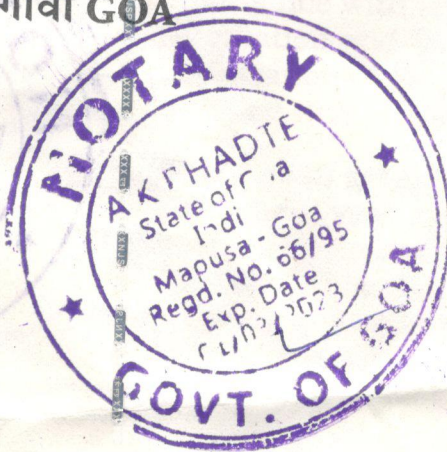




गोवा GOA



Sr. No. 16275 Place of vend MAPUSA. Date 09/10/19 551276

Value of stamp paper 500

Name of Purchaser Rao Lakshman Home

Residing at ... son / wife of ...

As there is no one single stamp paper for the value of Rs. ... additional stamp papers for the completion of the value is attached alongwith.

Purpose ...  
**FORM 'II'**

Transacting Parties

Signature of vendor  
**Affidavit cum Declaration**

L. No. 22 (R.R.P. Dessai)

Signature of Purchaser

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 4<sup>th</sup> April, 2016 holding Pan Card no. AAHCR5557P, having its Office at Redrock Elegance, opposite Paramount Homes, Marna - Siolim, Bardez - Goa., the promoter of the project named RUMAH HUTAN.

I, Mr. Riyaz .R. Somani, Son of Shri Ramzanali somani, aged 39yrs, 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 Project is proposed

Rso —



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 31/08/2021.

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 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 That the amounts from the separate account shall be withdrawn in  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 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/the promoter shall take all the pending approvals on time, from the  
competent authorities.

9. 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.

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

Rso —



8. 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 23<sup>rd</sup> October 2019

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 on 23<sup>rd</sup> October 2019

Rso

**(Mr. Riyaz Somani)**  
**Deponent**



IDENTIFIED BY  
Pan card : **AVBPS3567L**

Solemnly affirmed before me  
Riyaz Somani  
who has been identified before  
me by Pan No. AVBPS3567L  
known to me personally  
Mapusa On 23.10.2019  
Regd. No. 3618/2019

A. K. Phadte  
**A. K. PHADTE**  
**NOTARY**  
23/10/2019  
2nd Floor, Shalini Bldg. R. No. 4,  
State of Goa

