



गोवा GOA

Promoter from the date of registration of project is 31st December 2021.

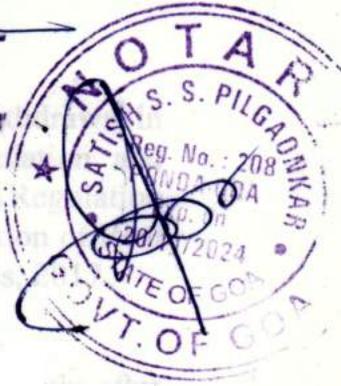
590935

20 JAN 2021

Serial No. 3350 Place of Vend PONDA Date _____
Value of _____
Name of Raj Housing Development Pvt Ltd
Resider Roneb-Goa Son of _____
For the purpose Affidavit cum Declaration

Signature of Promoter
[Signature]

Signature of Purchaser
[Signature]



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

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sandip Nilkanth Nigalye Director in Raj Housing Development Pvt Ltd duly authorized by the promoter of the proposed project named " RAJ ELITE " vides its/his/their authorization No. N.A. dated 24th February , 2021;

[Signature]

I, **Shri Sandip Nilkanth Nigalye**, son of Shri Nilkanth Nigalye, aged 52 years, r/o Ponda-Goa, Indian national, duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the land on which the development of the project is proposed namely **"RAJ ELITE"**.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter from the date of registration of project is **31st December 2024**.
4. 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act, 2016 read with Rule 5 of the Goa Real Estate (Regulation and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 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 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.

Solemnly affirmed on 21st day of January, 2021.

DEPONENT
(Shri Sandip Nilkanth Nigalye)

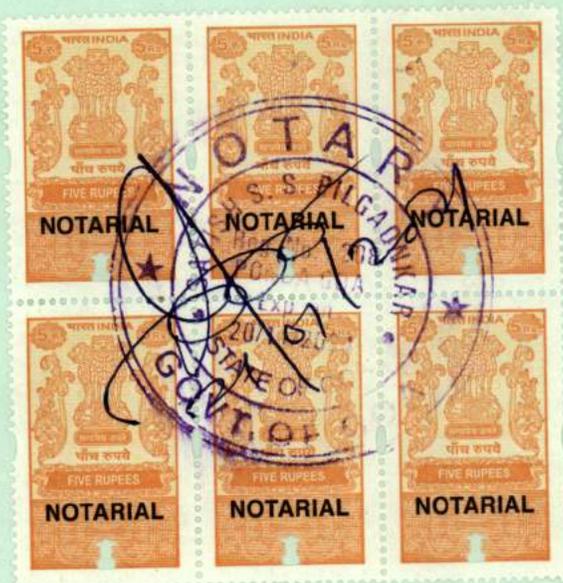
VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by the Promoter therefrom.

Verified by me at 21st day of January, 2021.

DEPONENT
(Shri Sandip Nilkanth Nigalye)

Solemnly affirmed before me by
Shri / Smt. Sandip Nigalye
Who is identified before me by
Shri / Smt.
who is personally known to me.



SATISH S. S. PILGAONKAR
NOTARY
PONDA-GOA
State of Goa (India)

Reg. No. 69/21

Date : 21/01/21