



गोवा GOA

Sl. No. 1922 Place of Valid Bicholim Date of issue 2/6/2023

571824

Value of Stamp Paper Rs. 500/-

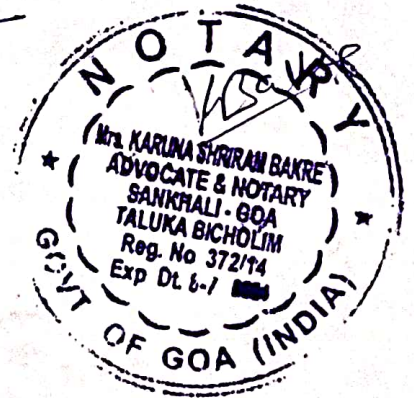
Name of the Purchaser, S. Salunke

Residence at, Sakhum

As there is no one single Stamp Paper for the value of 500/- additional Stamp Paper for the value of the value is attached alongwith

Signature of Vendor
Sl. No. 372/14

Signature of Purchaser



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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sunil Suresh Salunke, authorized Partner of M/s. Jagdesh Builders & Real Estate Developers, promoter of the project named "ECO GREENS".

I, Mr. Sunil Suresh Salunke son of Late Mr. Suresh Balkrishna Salunke, aged 45 years, duly authorized by of M/s. Jagdesh Builders & Real Estate Developers, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Signature of Mr. Sunil Suresh Salunke



1. That we have a legal title Report to the land on which the development of the project is proposed.
2. That the project is free from encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is 31/03/2024.
4. (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 released 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 of 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.
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.

[Handwritten signature]

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, on any grounds.

Solemnly affirmed on ^{03rd} day of ^{June} ~~May~~ 2023.

[Signature]
Deponent
Mr. Sunil Suresh Salunke



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

because explained
Verified by me at Goa on this ^{03rd} day of ^{June} ~~May~~ 2023.
> identified by
Aadhar Card no:

[Signature]
Mr. Sunil Suresh Salunke
Deponent



Solemnly Affirmed and Signed
BEFORE ME
by the above named Executant/Deponent
Shri / Smt Sunil Suresh Salunke
Shri. Vasant nagesh Sankhali
Goa
Who is identified before me by
Shri/Smt Aadhar Card
whom I personally know
Office of the Notary at Sankhali, Tal. Bicholim
on this 03rd day of June, 2023
Notarial Stamp Rs 30/- Key No 3451/2023
[Signature]
Mrs **KARUNA SHRIRAM BAKRE**
B Com IIF
ADVOCATE & NOTARY
SANKHALI - GOA
TALUKA BICHOLIM