



गोवा GOA

Sr. No. 5820 Place of vend. Sankhar,
Date of Issue 2/11/24 Date of the Stamp
Paper Rs. 100
Name of the Purchaser Sunil Salunke
Residing at Sankhar son of

B 391302

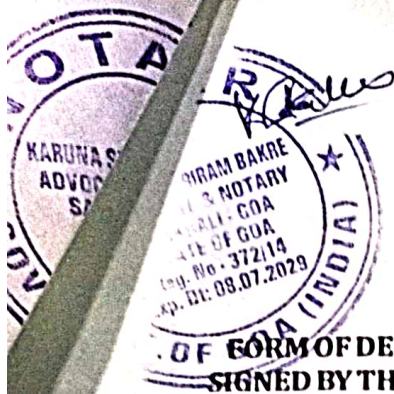
Signature of Vender
Mr. V. D. Parolekar
LIC No. AC/STP/VEN/08/2023/494

Signature of Purchaser



FORM 'II'

Signature of Purchaser



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. Sunil Suresh Salunke**, Authorized person of **M/s. Jagdesh Builders and Real Estate Developers**, duly authorized by the Developer and of **Mr. Sunil Suresh Salunke and Mrs. Sukanya Sunil Salunke**, the Landowner/Promoter of the proposed project named "**HILLCREST HOMES**",

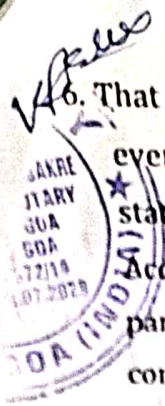
I, **Mr. Sunil Suresh Salunke** son of Late **Mr. Suresh Balkrishna Salunke**, major of age, Indian national, Authorized person of **M/s. Jagdesh Builders and Real Estate Developers**, duly authorized by the Developer/Promoter and **Mr. Sunil Suresh Salunke and Mrs. Sukanya Sunil Salunke**, major of age, and Indian National, the Landowner Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **Mr. Sunil Suresh Salunke and Mrs. Sukanya Sunil Salunke** have a legal title Report to the land on which the development of the proposed project is to be carried out

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.

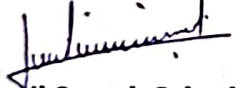
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us from the date of registration of project; is **31/04/2028**.
4. (a) For new projects: That seventy per cent of the amounts realized by me/promoter for the real estate project 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 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 I/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/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 I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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 19th day of November, 2024


Mr. Sunil Suresh Salunke



Mrs. Sukanya Sunil Salunke

Identified by:- Aadhar
No. _____

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 19th day of November, 2024


Mr. Sunil Suresh Salunke


Mrs. Sukanya Sunil Salunke