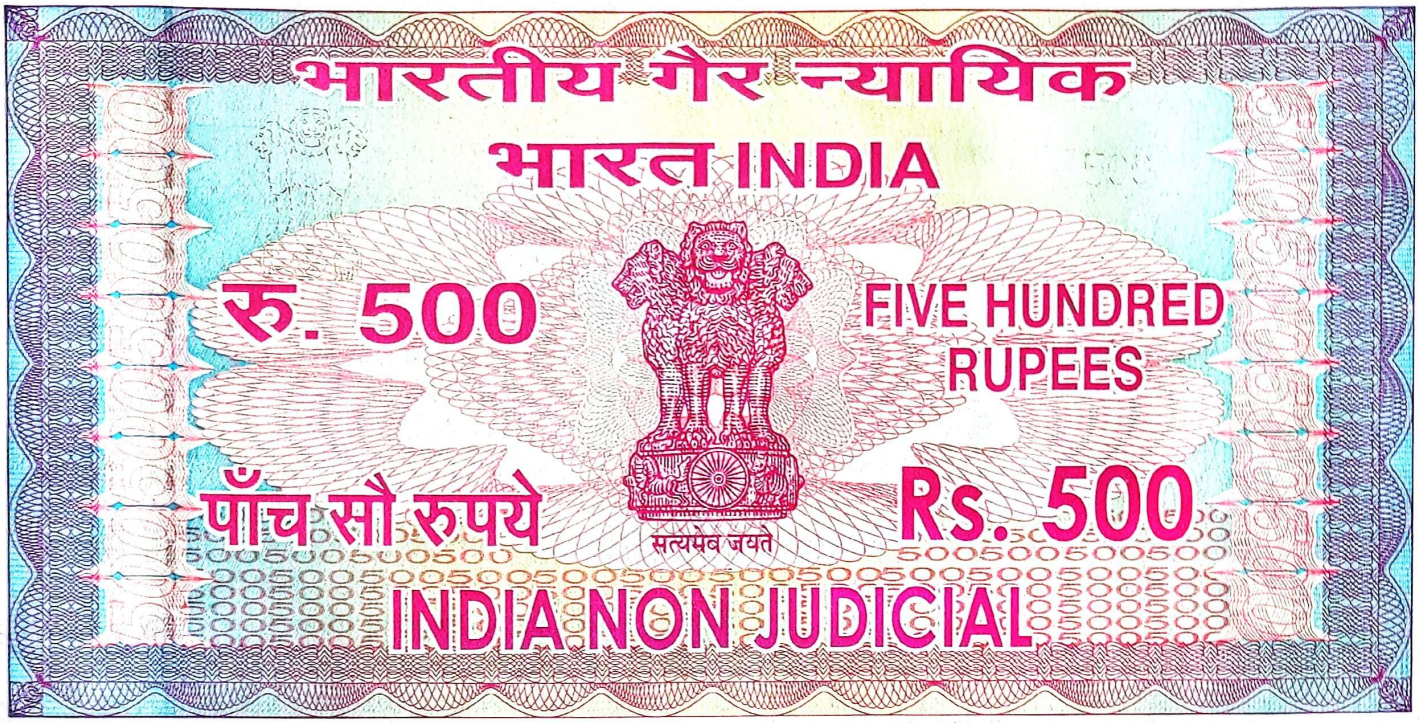

गोवा GOA

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NOTARY (INDIA) AMINA BI AGA MS Reg. No 467 EXP. DT. 07/03/2029 SALCETE TALUKA GOVT. OF GOA

Serial No. 1438 Place of Vend LOUTOLIM Date: 17/02/25

Value of Stamp Paper: 500/-

Name of Purchaser: Ilyas Dhalayat

Residence: Margao Name of Father: Abdul Rahoof

Purpose: Affidavit Transacting Parties

As there is no one single paper for the value of Rs..... Additional stamp papers for the completion of the value are attached along with.

Govt. Authorized Stamp Vendor's Sign.
Mr. ROY BASIL COUTINHO
Shop No. 675/BS-11, Orgao,
Loutolim, Salcete-Goa
Lic No JUD/Ven-Lic/8/2020/AC-II/789

Signature of Purchaser

FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration **SETTLELAND BUILDER & DEVELOPER** Proprietor **Mr. ILYAS DHALAYAT,** the promoter of the proposed project named **"SUNRISE APARTMENT"**

I, **Mr. ILYAS DHALAYAT** son of Mr. Abdul Rahoof Dhalayat , major of age 32, Indian national the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title Report to the land on which the development of the Project is proposed.

OR

Have/has a legal title Report to the land on which the development of the proposed project Is to be carriedout

AND

Alegally 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 enclosedherewith.

(2) That the project land is free from all eneumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along withdetails.

(3) That the time period within which the project shall be completed by me/promoterfrom the date of registration of project is **31/12/2028**

(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 thatpurpose.

(b) For ongoing project on the date of commencement ofthe Rules—

(i)That seventy per cent of the amounts to berealized hereinafter by me/promoterfor 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.

OR

(ii)That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (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/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 18th February, 2025

Mr. ILYAS DHALAYAT
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 18th February, 2025

Mr. ILYAS DHALAYAT
Deponent

Solemnly affirmed before me by
Mrs. Ilyas Dhalayat.
I identified before me by through Aadhaar
Card no.....
known to me
on this 18 day of 2 2025

ADV. Ms. AMINA BI AGA
NOTARY
SALCETE TALUKA
State of Goa (India)
Reg. No: 378/2025
Date 18/2/2025