



गोवा GOA

Serial No. 2669 Place of Vend LOUTOLIM Date 13/06/25 A 011350

Value of Stamp Paper: 500

Name of Purchaser: Wendy S.R. Gomes

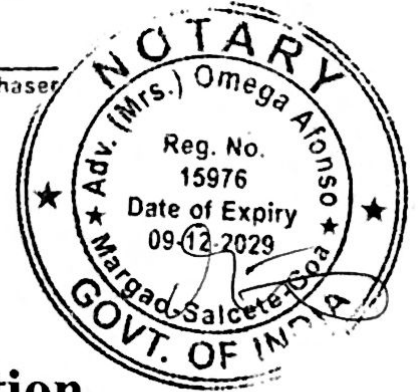
Residence: Name of Father:

Purpose: 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-11/789

[Signature]
Signature of Purchaser



Affidavit cum Declaration

[Signature]

M/s. SUN DEVELOPERS, a partnership firm, duly registered with registrar of firms, bearing registration no. 43, Vol. No.26, dated 27/02/2009, having its registered office at 4th floor, phase II, FR-15, Osia Moll, SGPDA Market, Near KTC, Margao Salcete Goa, holder of PAN Card No.AAQFM7629D. Represented by its partner Mr. Wendy Socorro Ross Gomes, S/o Franki Ciexo Gomes, aged about 46 years, Holder of PAN Card No. AIMPG5555A, Holder of Aadhaar Card No.9028 2194 6845, Indian National, resident of H. no. 396/A, Panzorconi, Cuncolim, Salcete, Goa 403703, hereinafter referred to as Promoter of the Project Named "LAKE FRONT". Do hereby solemnly declare, undertake and state as under:-

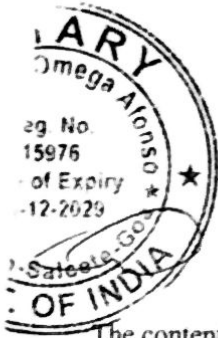
1. That M/s. SUN DEVELOPERS have legal title report of the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/ promoter from the date of registration of project is 12/01/2027.
4. That the seventy percent of the amount realized by me 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2)(1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules, 2017.
6. That M/s. SUN DEVELOPERS 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 its 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.



[Handwritten signature]

- 7. That M/s. SUN DEVELOPERS shall take all the pending approvals on time, from the competent authorities.
- 8. That M/s. SUN DEVELOPERS 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That M/s. SUN DEVELOPERS 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 this 13th day of June 2025, at Margao Goa.



[Handwritten Signature]

Deponent

Verification

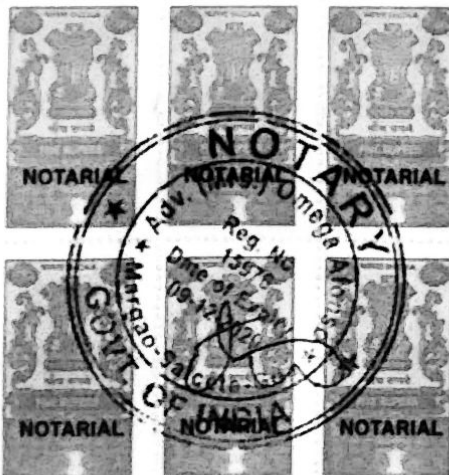
The contents of our above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me on this 13th day of June 2025, at Margao Goa.



[Handwritten Signature]

Deponent



Verified and declared before me

[Handwritten Signature]
 Adv (Mrs.) Omega Alonso
 NOTARY
 (GOVT. OF INDIA)
 SALUDA, GOA

Reg. No. 9790 / 2025
 Date: 13/06/2025