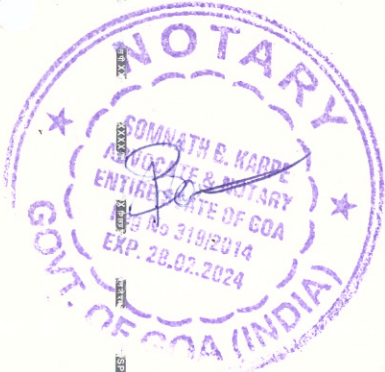


गोवा GOA

Serial No. 590 Place of Vendor, Panaji Date 11/12/2019
 Value of Stamp Paper 500
 Name of Purchaser Dinesh Nayyar
 Residence Mangalore Name of Father
 Purpose

526598



Sign of Stamp Vendor
 Mangalore Mangalakar
 License No. AS/STP/VEN/74719P

Sign of Purchaser

FORM 'II'

[Seerule3(6)]

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

(To be submitted in stamp paper of value not less than Rs.500/-)

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Dinesh Omprakash Nayyar, being the authorized person in Sunny Bay Estate Private Limited for the project named 'Port Tower' duly authorized by Sunny Bay Estate Private Limited, the promoter of the proposed project, dated 24.04.2019.

I, Mr. Dinesh Nayyar Son of Omprakash Nayyar Aged 55 Years, an Indian national, being the authorized person in Sunny Bay Estate Private Limited duly authorized by the Sunny Bay Estate Private Limited, the promoter of the proposed project do here by solemnly declare, undertake and state as

under:

(1) That the promoter has 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 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 here with.

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

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 with details.

(3) That the time period within which the project shall be completed by me/promoter from the Date of registration of project is 31.03.2022

(4) (a) For new projects: That seventy percent 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.

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

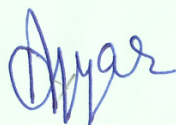
(i) That seventy percent of the amounts to be realized here in after by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

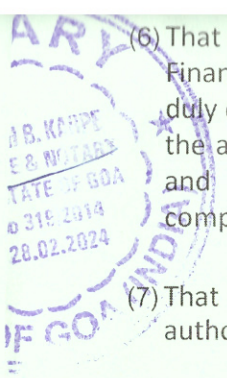
OR

(ii) That entire amount to be realized here in after 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.

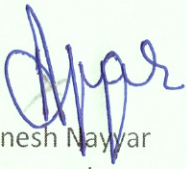
(5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (I)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.





- (6) That 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 06th day of January 2020

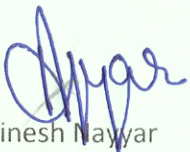


Dinesh Nayyar
Deponent

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 on 06th day of January 2020.



Dinesh Nayyar
Deponent

Solemnly affirmed before me by
Shri/Smt. Dinesh Nayyar
Who is identified to me by
Shri/Smt. /
Who is personally known to me
this 6th January 2020
Reg. No. 9248/2020

SOMNATH B. KARPE
NOTARY
ENTIRE STATE OF GOA
(INDIA)

