



गोवा GOA

Sr. No. 101 Place of Vend Santhali Date of issue 3/4/17

219912

Value of Stamp Paper Rs. 500

Name of the Purchaser

Residing at

As there is no single stamp paper for the above value of Rs. 500/-

additional stamp paper for the completion of the value is attached herewith.

Signature of the Vendor

Subhash A. Naik Desai

File No. AC/STP/VEN/03/2014 Dt. 16.09.2014

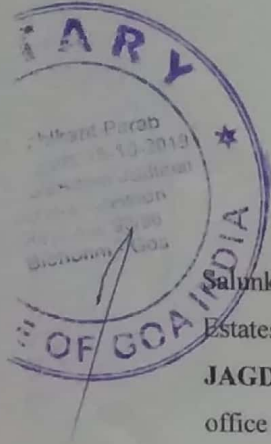
7083365200

Signature of the Purchaser

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

AFFIDAVIT CUM DECLARATION

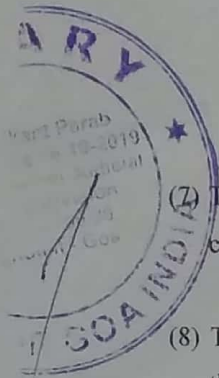
Affidavit cum Declaration of Mr. SUNIL SURESH SALUNKE, the Partner of M/s. JAGDESH BUILDERS AND REAL ESTATE DEVELOPERS, a Partnership firm, registered with the Registrar of Firms at Mapusa, Goa, under registration No. 17/96 dated 13.1.1996, reconstituted on 26.09.2014, having its office at 01, Salunke Estate, Vasant Nagar, Sanquelim, Goa, promoter of the project named 'RUDRA RESIDENCY-PHASE II'



- 2 -

I, Shri **SUNIL SURESH SALUNKE**, son of Shri Suresh Balkrishna Salunke, aged 40 years, Indian National, resident of Flat No. I/A/S1, Salunke Estates, Vasant Nagar, Harvalem, Taluka Bicholim, Goa, the Partner of **M/s. JAGDESH BUILDERS AND REAL ESTATE DEVELOPERS**, having its office at 01, Salunke Estate, Vasant Nagar, Sanquelim, Goa, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That we have a legal title Report to the land on which the development of the project '**RUDRA RESIDENCY-PHASE II**' is proposed AND a legally valid authentication of title of such land is enclosed herewith.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project '**RUDRA RESIDENCY-PHASE II**' shall be completed by us from the date of registration of project; is 31st December, 2018.
- (4) That seventy per cent of the amounts to be realised hereinafter by us 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 we, 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



(7) That we, the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That we, 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 we, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That we, 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 21st day of June, 2018 at Bicholim, Goa.

DEPONENT

VERIFICATION

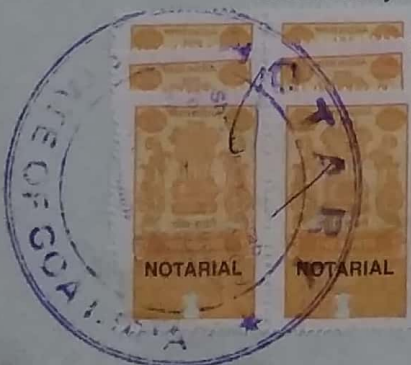
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Bicholim, Goa on this 21st day of June, 2018.

DEPONENT

Solemnly affirmed and Signed
BEFORE ME

Identified by:



By the above said Applicant / Deponent
Shri/Smt. Sunil Suresh Salunke
Ap. Haveli, Bicholim,
he/ she personally known to me.

Office of the Notary Public, Bicholim, Goa
on this 21st day of June, 2018.
Notarial Stamp No. 88, Reg. No. 10510

BEFORE ME

S.A. PARAB

Advocate & Notary Public
Bicholim - Goa