



महाराष्ट्र MAHARASHTRA

2017



FORM 'II'

[See rule 3(6)]

श्रीमती. एस. वि. मसूरकर

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. Sanket P. Sheth duly authorized by M/S. Sun Hospitality & Service Apartments Pvt Ltd (the Promoter) of the project named "Sun Escora-Phase I", vide its/his/their authorization dated 08/02/2018;

I, Mr. Sanket P. Sheth S/o Mr. Prakash C. Sheth aged 37 Yrs. Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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जोडपत्र-१ / Annexure-I
आलील शिक्का प्रतिज्ञापत्रासाठी वापरण्यात येणारा मुद्रांकवार उक्त

फक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

मुद्रांक विवरी नोंदवही अद्द. क्रमांक/दिनांक

(Serial No/Date)

मुद्रांक विकत घेतलेला ठिकाण व पत्ता व सही

(Stamp Purchaser's Name, Place of Residence & Signature)

श्री. राजन गणपत शिंदे परवाना क्रमांक मुद्रांक विकत

परवाना क्रमांक एल.एस.सी.-८०००००७

अन्नपूर्णा लॉन्ज चालू, रुम नं. ४, एस.सी. रोड, नॅशनल

हेअरीच्या मागे, मालव (पश्चिम), मुंबई-४०० ०४४.

सत्यहीन कार्यालयासमोर/अन्वयालयासमोर प्रसिद्धात स्फुट करणारी मुद्रांक

कागदाची आवश्यकता नाही. (संमेलन दि. ०१/०३/२०१८ मुद्रांक)

न्या कारणासाठी अर्जात मुद्रांक करावी वरत त्याच कारणासाठी मुद्रांक खरेदी

करवावाचू ६ महिन्यात वापरणे बंधनकारक आहे.

Tel.: 2880 7359 / Mob. 9820141065

23 MAR 2018

M/S. SUN Hospitality & Service Apartment Pvt. Ltd.
PARAS, 1st Floor, Opp. RNA Township
M. G. Road, Kandivali (W), Mumbai - 400 067.

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- (1) That promoter has a legal title Report to the land on which the development of the project is proposed.
- (2) That saves and except the charge of mortgage created by Bank of Baroda for granting construction finance to the promoter for carrying out the development of the real Estate Project on the said land; the disclosure about the encumbrance and litigation details are made on the application submitted by the promoter to the GoaRERA authority through its website.
- (3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31/12/2023 ;
- (4) For ongoing project :-
(i) That seventy per cent of the amounts to be realised 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.
OR
(ii) That entire amounts to be realised 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) (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 utilised 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.


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(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 23rd day of March, 2018 at Mumbai.

For SUN HOSPITALITY AND SERVICE APT PVT LTD



Director

Deponent

Authorised Signatory/Director

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 Mumbai on this 23rd day of March, 2018.

For SUN HOSPITALITY AND SERVICE APT PVT LTD



Director

Deponent

Authorised Signatory/Director



23 MAR 2018



ATTESTED BY ME



JAGDISH TRYAMBAK DONGARDIVE
Advocate & Notary, (Govt. Of India)
Saraswati Chawl, Kranti Nagar,
Zopadpatti, Akurli Road,
Mandivali (E), Mumbai - 400 101.
(Maharashtra)