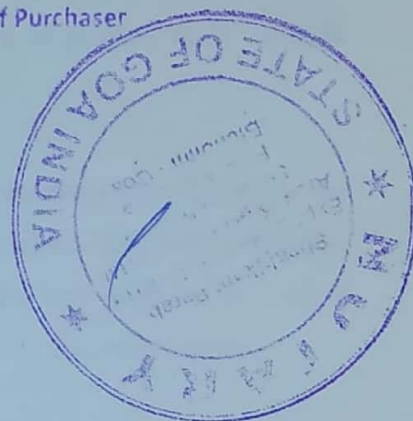




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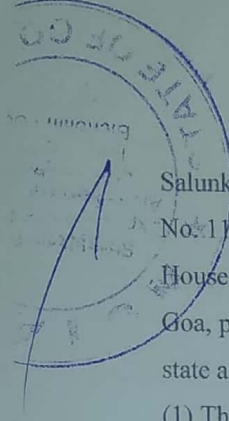
Sr. No. 2098 Place of Vend. 500 Date of Issue 29/11/18
Value of the Stamp Paper Rs. 500046
Name of the Purchaser. Sujit Suresh Salunke
Residing at Valpari Son of.....
Signature of Vendor
Mr. S.T. Parab
Signature of Purchaser
Lic No AC/STP/VEN/99/477



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

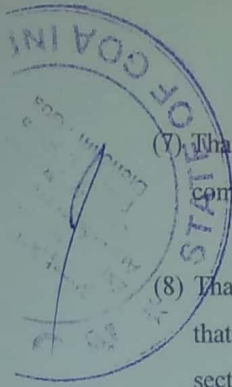
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. **SUJIT SURESH SALUNKE**, resident of House No. 111(old) 256(new), Velus, Sattari, Goa and having his office at Shop No. 6, House No. 2002, Salunke Estate, Vasant Nagar, Harvalem, Taluka Bicholim, Goa, promoter of the project named '**SUNRISE HEIGHTS**'.



I, Shri **SUJIT SURESH SALUNKE**, son of Shri Suresh Balkrishna Salunke, aged 38 years, married, business, Indian National, resident of House No. 1/1(old) 256(new), Velus, Sattari, Goa and having his Office at Shop No. 6, House No. 2002, Salunke Estate, Vasant Nagar, Harvalem, Taluka Bicholim, 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 '**SUNRISE HEIGHTS**' 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 '**SUNRISE HEIGHTS**' shall be completed by us from the date of registration of project; is 31st March, 2020.
- (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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 29th day of November, 2018 at Bicholim, Goa.

S. A. Parab
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 29th day of November, 2018.

BEFORE ME
S. A. PARAB
B.A.L.L.B.
Advocate & Notary Public
Bicholim - Goa.

DEPONENT
Solemnly affirmed and Signed
BEFORE ME

By the above named Executary / Dependent
Sri/Smt. *Sujit Buresh Salunke,*
P/o. Harnvalem, Bicholim, Goa.

personally known.
On this *4th* day of *Dec-2018*
Notarial Stamp No. *394* Reg. No. *20781/18*

