



गोवा GOA

470798



Sr. No. 1004 Place of vend MAPUCA Date 18/1/19  
 Value of stamp paper 5000  
 Name of Purchaser A. Walawalkar  
 Residing at Aspin son / wife of Y. Walawalkar  
 As there is no one single stamp paper for the value of Rs. \_\_\_\_\_ at stamp papers for the completion of the value is attached alongwith.  
 Purpose \_\_\_\_\_  
 Signature of vendor [Signature] Transacting Parties  
 L. No. 22 (R.R.F. Dessai) Signature of Purchaser

FORM II

Affidavit cum Declaration



Affidavit cum Declaration of Mr. Anup Vishram Prabhu Walawalkar, a partner of M/s Sunstar Homes registered under the Indian Partnership Act, 1932, promoter of the project named Tara Gardens <sup>Phase</sup> II duly authorized by the

[Signature]



promoter of the proposed project, vide its/his/their authorization dated 15<sup>th</sup> January 2019;

I, Shri Anup V Prabhu Walawalkar son of Shri Vishram P Prabhu Walawalkar aged 46 years, Indian national, a partner of M/s Sunstar Homes, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That promoter have a legal title Report to the land on which the development of the project is proposed.
- (2) The project land is charged with the Central Bank of India, Mapusa Branch for the credit facilities availed towards the project
- (3) That the time period within which the project shall be completed by the promoter from the date of registration of project is on or before 30/09/2019.
- (4) For ongoing project on the date of commencement of the Rules—
  - (i) That seventy per cent of the amounts to be realised hereinafter by the 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 the 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5) That the amounts from the separate account shall be withdrawn in accordance with section 4(I)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) ( registration of Real Estate Projects, Registration of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 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 Account, 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 as been in compliance with the proportion to the percentage of completion of the project.

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

(8) That 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 the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act.

(10) That the promoter shall not discriminate against any allottee at the time of allotment of ant apartment, plot or building, as the case may be.

Solemnly affirmed on 18<sup>th</sup> day of January, 2019 at Mapusa, Goa

Identified by  
PAN card no

BBID PP2566D

  
DEPONENT

Anup V Prabhu Walavalkar

Partner of M/s Sunstar Homes

**VERIFICATION**

The contents of my above affidavit -cum-declaration are true and correct and nothing material has been concealed by me therefrom.

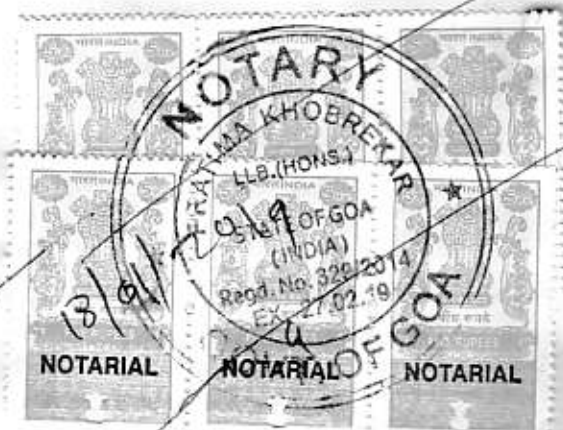
Verified by me at Mapusa, Goa on this 18<sup>th</sup> day of January, 2019

Identified by  
PAN Card No.  
BBDPP2566D

*Anup V Prabhu Walavalkar*  
DEPONENT

Anup V Prabhu Walavalkar

Partner of M/s Sunstar Homes



Solemnly affirmed before me by the  
Deponent who has been identified  
Before me by PAN Card  
Known by me personally  
at mapusa on 18/01/2019

*Pratima Khobrekar*  
- 18/01/2019  
PRATIMA KHOBREKAR  
LLB (HONS)  
NOTARY  
STATE OF GOA

Reg. No. 54/2019