



गोवा GOA

Serial No. 20949 Piece of Vendor, Porvorn - Goa, Date 11/12/2023

839040

Value of Stamp paper 500/-
Name of Purchaser SED LLP
Residence _____ Name of Father _____
Purpose _____ Transacting Parties _____

[Signature] Signature of Vendor
[Signature] Signature of Purchaser
The Gadgebaba Multipurpose Co-op. Sty. Ltd.
LIC No. AC/STR/MGN/07/2019 DL10/10/2019



FORM 'II'

AFFIDAVIT CUM DECLARATION

[Signature] [Signature]

Affidavit cum Declaration of M/s. Sun Estates Developers Limited Liability Partnership having its Office at H.No.331/3, Opposite Bank of India, Bhatiwada, Nerul, North Goa, India-403114, represented through its partners **(1) MR. SURAJDATTA ALIAS SURAJ MORAJKAR and (2) MRS. SANJANA SURAJDATTA ALIAS SURAJ MORAJKAR** promoters of the project named **"Sol Reserve"** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12/05/2023.

We, **(1) MR. SURAJDATTA ALIAS SURAJ MORAJKAR**, aged 47 years, son of late Sagun Morajkar, having DIN 02575853 and **(2) MRS. SANJANA SURAJDATTA ALIAS SURAJ MORAJKAR**, aged 45 years, daughter of Krishna Tulsulkar, having DIN 02575863, both Indian Nationals and presently residing at H.No.1679-A, Saipem, Candolim, Bardez-Goa, promoters of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoters have/has a 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 herewith.

(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 the project shall be completed by me/promoter from the date of registration of project is 3 years. ie 11/12/2026

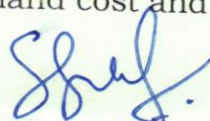
(4) (a) For new projects: That seventy per cent of the amounts realized by me/promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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

(i) That seventy per cent of the amounts to be realized 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.



L. M. GAJINKAR
NOTARY AT BARDEZ
STATE OF GOA-INDIA






OR

- (ii) That entire amounts to be realized 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 schedule 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) (1) (D) read with rule 5 of the Goa Real Estate (Regulations 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 promoters 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 promoters shall take all the pending approvals on time, from the competent authorities.
- (8) That I/the promoters shall inform the Authority regarding all the changes that have occurred in the information furnished under subsection (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 promoters have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/the promoters 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 dated 11/12/2023

Deponent No.1



Deponent No.2



Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material have been concealed by us therefrom.

Verified by me at Porvorim on dated 11/12/2023.

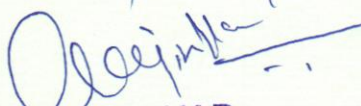
Deponent No.1



Deponent No.2



BEFORE ME
I hereby attest the signature (s) of
of Executing Parties: ① Jaydatta P. Morjkar
Who is /are identified by: Ude Parbat D. A EMPN 76747
When I know Personally. ② Mr. Jayana P. Morjkar
Serial No. 15396 Date: 11/12/2023


L. M. GAJINKAR
NOTARY AT BARDEZ
STATE OF GOA-INDIA