



गोवा, GOA

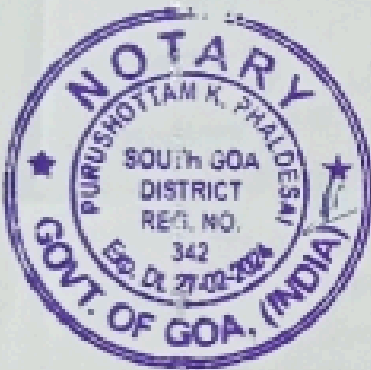
Serial No. 40041 Place of Vendor Quepem Date 1/4/2022

718152

Value of Stamp Rs. 500/-

Name of Purchaser: Vishnu Sitaram Prabhu Nasnodkar

Resident: Quepem Father Name: Sitaram



Rosy
Signature of Vendor
MRS. ROSY PEREIRA
Lic. No. : Judi Ven-Lic/2/2019/AC-1
QUEPEM - GOA

[Signature]
Signature of Purchaser

AFFIDAVIT CUM UNDERTAKING

Affidavit cum undertaking of M/s. SAIDHAM , Promoter of the Project named "V.R. Commercial Plaza. I Mr. Vishnu Sitaram Prabhu Nasnodkar S/o Mr. Sitaram Prabhu Nasnodkar aged 45 years, Indian National Promoter of the Proposed Project do hereby solemnly declare Undertaking and state as Under:-

Cont...2/-

[Signature]

1. I the promoter has a legal repost to the land which the development of the project is proposed 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 real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by, e/promoter from the date of registration of project is 23/03/2026.
4. a) For new projects: That seventy percent of the amounts realized by/me promoter for the real estate project from all allottees. From time to time, shall be deposited in a separate in a separate account to be maintained in a schedule bank to cover the cost construction and the land cost and shall be used only for that purpose.
b) for ongoing project on the date of commencement of the rule:-
 - (i) That seventy percent of the amounts to be realized here in after 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.
5. That the amount from the separate amount shall be withdrawn in accordance with section 4(2) (1) (D) read with rule 5 of the Goa Real estate (Regulation and Development) (Regulations of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure of Websites) Rules 2017.
6. That I / 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 amount collected for a particular project have been utilized and the withdraw has been in compliance with the proportion to the percentage of completed of the project.
7. That I/ 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 changes that have occurred in the information furnished under sub- section (2) of section 4 of the Act and under the rule 3 of the rules within seven days of the said changes occurring.
9. That I/ promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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10. That I/ promoter shall not discriminate against any allotted at the time of allotment of any apartment plot or building as the case may be.

Solemnly affirmed on this 1st day of April 2022 at Quepem Goa.

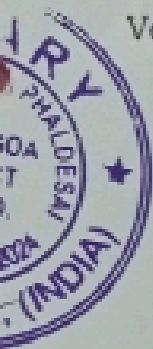
[Signature]
DEPONENT

VERIFICATION

The contents of my above affidavit cum Undertaking are true and correct and nothing material has been concealed by me thereon.

Verified by me on this 1st day of April 2022 at Quepem Goa.

[Signature]
DEPONENT



Solemnly affirmed before me by
Shri / Smt. Vishnu Sitaram Prabhu
Who is identified to me by Nashodkar

Who is personally known to me

On this 01st day of April 2022

Place Quepem-Goa

Reg. No. 948/2022

[Signature]
PURUSHOTTAM K. PHALDESAI
NOTARY

