

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

Stamp No. 3072 Place of Issue MARGAO DIST. Date 17/06/2019 405688
Value of Stamp Paper: _____
Name of Purchaser: VISHNU S. P. NASNODKAR
Residence: MARGAO Name of Father: SITARAM
Purpose: _____
Parties: _____
As there is no ad. stamp paper for the value of Rs. _____
Additional stamp papers for the completion of the value are
attached along with.
Sd/-
S. SUREXA
Notary Public
Shop No. 118, 30701 Market,
Lic. No. J06X42N-1-122044C-1

Signature of Purchaser



AFFIDAVIT CUM UNDERTAKING

Affidavit cum Undertaking of M/S SAIDHAM
Mr. Vishnu Sitaram Prabhu
Nasnodkar, Promoter of the Project named "GOVIND
RESIDENCY", I Mr. Vishnu Sitaram Prabhu Nasnodkar S/o Mr.
Sitaram Prabhu Nasnodkar aged 43 Years, Indian National
Promoter of the Proposed Project do hereby solemnly declare
Undertake and State as Under:-



1. I the Promoter has a legal report 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 26.03.2023.
4. a) For new projects: That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees. From time to time, shall be deposited in a separate in a separate account to be maintained in a scheduled 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 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 schedules 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 That the amount from the separate account shall be withdrawn in accordance with section 4(2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Regulations of Real Estate Projects, Registration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 for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(Signature)

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 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.

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 17th day of June 2019 at Margao Goa.

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 17th day of June 2019 at Margao Goa

DEPONENT
Identified by
Aadhaar Card
No 6911 6808 4479

Solemnly affirmed before me by
Mr. Vishnu Sitaram Babhu Naenodkar
who is identified by
Aadhaar Card
to whom I personally know
Reg. No. 5110/2019
Date: 17/06/2019

SUREXA P. LOTLECAR
NOTARY MARGAO
SALCETE TALUKA
STATE OF GOA (INDIA)

