



गोवा GOA

441608

217 Place of Vendor :Vasco. Date of sale... 28/1/2019
Name of the Vendor: Dileep S. Lotlikar (Vishwasarya)
Licence No: JUD/STP/11/1/74. Value of Stamp... 500/-
Name of Purchaser: Mr. Sebastiao Fernandes
Father's Name: Moises Avelino
Moses Avelino
Avelino



AFFIDAVIT CUM UNDERTAKING


AFFIDAVIT CUM UNDERTAKING of MR. SEBASTIAO MOISES FERNANDES promoter of the project named Soccorina Residency. I, MR. SEBASTIAO MOISES FERNANDES, s/o. Mr. Rosario Avelino Inacio Fernandes, aged 64 years, Indian National, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

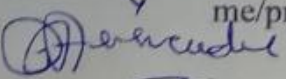
Condt....2/-

(Handwritten signature)

01. I the Promoter has a legal title report to the land on 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 the real estate project is enclosed herewith.

02. That the project land is free from all encumbrances.

03. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 09/10/2020. ^{10/02/2021} 

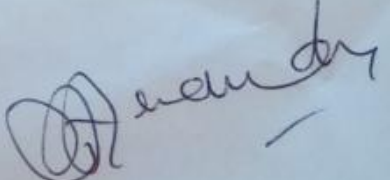
 04. (a) For new projects: That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used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

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

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

05. That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure of websites) Rules 2017.

06. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



07. That I/promoter shall take all the pending approvals on time, from the competent authorities.
08. 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 said Rules within seven days of the said changes occurring.
09. 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on this 29th day of January 2019 at Vasco-Da-Gama, 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 29th day of January 2019 at Vasco-Da-Gama, Goa.

Fernandes

DEPONENT



Solemnly affirmed before me by
 ..*Mr. Sebastiao Moises Fernandes*..
 Who is identified to me by *Aadhar*
 ..*Card No. 380928458806*..
 Who is personally know to me
 this *29th* day of *January* 2017
 Reg. No. *605* /2017

H Kaur

Adv. Ms. HARJIT KAUR GURMIT SINGH
 NOTARY
 (Govt. Of India)
 Shop No. 26, Ground Floor
 Karma Paes Avenue,
 Vasco-da-Gama, Goa.