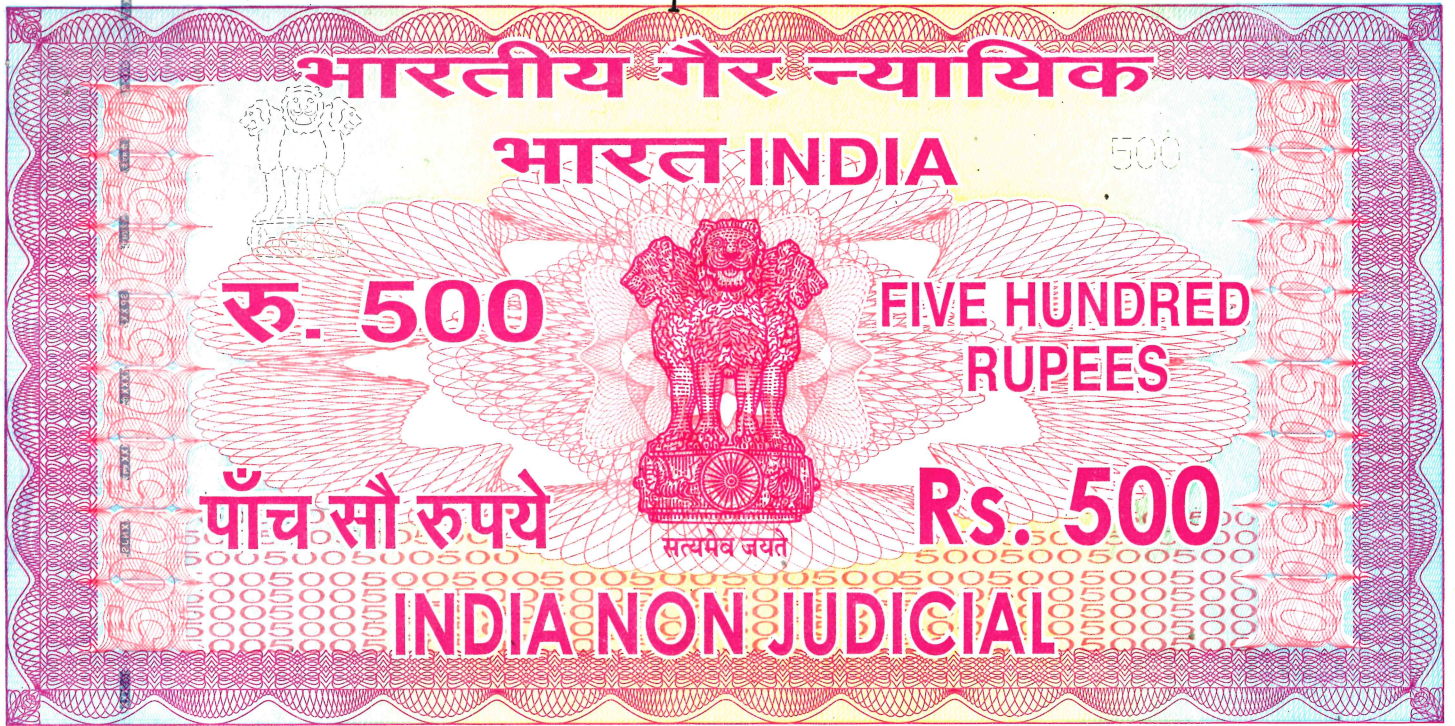




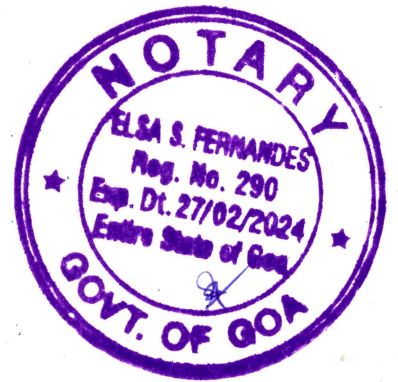
गोवा GOA

537783

Serial No. 6259 Place of Vendor: Margao Date: 25/11/19
Value of Stamp Paper ₹ 500/-
Name of the purchaser: Virendra Yeshwant Dessai
Father's Name: Yeshwant Dessai Residence: Cunech
Postage 48/- Transacting parties: _____
As there is no one single paper for the value of ₹ 500/-
Additional stamp paper for the completion of the value are
attached along with

Stamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa

Signature of purchaser



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Virendra Yeshwant Dessai,
proprietor M/s. Vidhi Constructions, promoter of the project
named Vina Green 1.

I, Mr. Virendra Yeshwant Dessai, son of Mr. Yeshwant Dessai,
aged 51 years, married, Businessman, Indian National and

Signature of purchaser

resident of M/7, Visava, Culwado Cuncolim Salcete Goa 403403, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title report to the land on which the development of the project is to be carried out.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me from the date of registration of project is 30-11-2021.
4. That seventy percent of the amounts realized by me 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.
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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Websites) Rules, 2017.
6. That I 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 utilised for the project and the withdrawal has been in Compliance with the proportion to the percentage of completion of the project.



ELSA S. FERNANDES
Notary for Entire
State of Goa-India

ELSA S. FERNANDES

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7. That I shall take all the pending approvals on time, from the competent authorities.
 8. That I 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 I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

[Signature] Solemnly affirmed on 24th day of December 2019 at Cuncolim -
Goa

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

[Signature] Verified by me at Cuncolim - Goa on this 24th day of December 2019

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY Mr. Virendra Yeshwant
Pessari
WHO IS IDENTIFIED BEFORE ME by AC no.
REG. NO.: 789/19 317426122678
DATED: 24/12/2019

[Signature]
ELSA S. FERNANDES
Notary for Entire
State of Goa-India

[Signature]
Deponent

