



गोवा GOA

28 DEC 2020

593117

Serial No. 23945/21 Place of Vending Vasco Date of Sale: 28 DEC 2020
Vendor's Name: Apurva A Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC
Value of Stamp Paper: Rs. 500/- Five Hundred only
Name of Purchaser: Vasant Naik
R/O: Chicalim Name of Father: Vishnu Naik
Purpose: Declaration Transacting Party: As there is no one single Paper for the value of Rs. 500/-
Additional Stamp Paper for the completion of the value is attached along with.

Signature of Stamp Vendor:

Signature of Purchaser

FORM 'II'

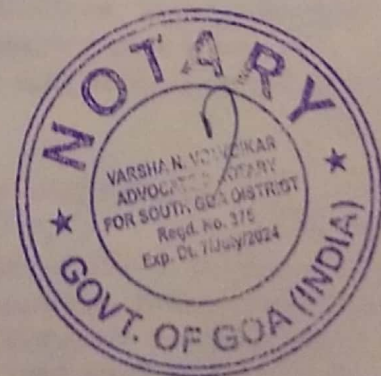
[See rule 3(6)]

**FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

For VRUNDA BUILDERS

(VASANT V. NAIK)
Proprietor



Affidavit cum Declaration of **VRUNDA BUILDERS** through proprietor **MR. VASANT VISHNU NAIK**, Age 47 years, Occupation Business, residing at, Office No. 2 & 3, First Floor, Karma Express Building, Near Vodafone Gallery, Vasco Da Gama, Goa 403803, promoter of the project named "**RAMODAYA RESIDENCY BLOCK A**" / duly authorized by the promoter of the proposed project, vide its/his/their authorization No. dated

I **MR. VASANT VISHNU NAIK**, Age 47 years, Occupation Business, residing at Office No. 2 & 3, First Floor, Karma Express Building, Near Vodafone Gallery, Vasco Da Gama, Goa 403803, promoter 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/promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

★ I 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 which the project shall be completed by me/promoter from the date of registration of project; is **31/03/2023**;

(4) (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 Rules—

(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 purpose.

OR

(ii) That entire 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 purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

For **VRUNDA BUILDERS**

(Signature)
(VASANT V. NAIK)
Proprietor

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (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 Website) Rules, 2017.

(6) That I/the 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 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.

(7) That I/the 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 rule 3 of the said Rules, within seven days of the said changes occurring.

(9) That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I/the 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 Dated 30/12/2020

Verification

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

Verified by me at Vasco on Dated 30/12/2020

Vasant V. Naik
Deponent
(VASANT V. NAIK)
Proprietor

For VRUNDA BUILDERS

Vasant V. Naik
Deponent
(VASANT V. NAIK)
Proprietor



Solemnly affirmed before me by
Shri/Smt. Vasant V. Naik
who is identified to me by.....
whom I personally know.
REG. NO. 430 DATE 30/12/2020

Varsha N. Volvoikar
30/12/2020
VARSHA N. VOLVOIKAR
NOTARY FOR SOUTH GOA
DISTRICT
STATE OF GOA (INDIA)
REG. NO. 375
Address: Shop No. 16/A
1st Flr, Karma Empress Bldg.
Mundvel, Vasco, Goa.