

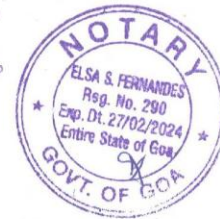


गोवा GOA

A 915168



TYWEN XEROX, MARGAO
Licence No. JUD/STP/5/2002/1A0
R. AGUIAR, MARGAO
Sr. No. 4490, Place Margao, Date 11/12/2023
Value of Stamp Paper Rs. 100
Name of Purchaser Viraj Dessai
Residence Cuncolim, Salcete, Goa
Purpose Affidavit Transaction Party
Signature of Stamp Vendor
Signature of Stamp Purchaser



AFFIDAVIT CUM DECLARATION

I, Shri. Virendra Dessai, son of Shri Yeshwant Dessai, aged 54 years, business, married, Indian national, resident of H. No. M/7, Culwado, Cuncolim, Salcete, Goa, Sole Proprietor of Vidhi Constructions, a proprietorship concern having its office at Culwado, Cuncolim, Salcete, Goa - 403703, promoter of the proposed project named "Vina Woods" situated at Comba, Cuncolim, Salcete, Goa, do hereby solemnly declare, undertake and state as under:

Cont...Pg2...

Viraj

(1) That I have 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 owner and me/promoter for development of the 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 me/promoter from the date of registration of project is 31/12/2025.

(4) 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 has taken the required approvals from the competent authorities shall take all the pending/required 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 subsection (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.



Signature

(10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment

Solemnly affirmed on this 5th day of December 2022 at Cuncolim - Goa .



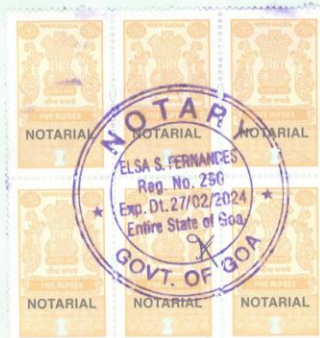
x *[Signature]*
Deponent

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 on this 5th day of December 2022 at Cuncolim - Goa.

[Signature]
Deponent



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY Mr. Virendra Dessai
WHO IS IDENTIFIED BEFORE ME as known
REG. NO. 4182/22 Personally
DATED: 05/12/2022

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

[Signature]