



गोवा GOA

DATE 25/4/19 SR. No. 437 VALUE 100/-  
NAME OF PURCHASER Viraj Desai  
RESIDENT OF Panaji PURPOSE  
PLACE OF VENDOR, PANAJI

902434



VENDOR SIGN  
CHANDRAKANT PATIL  
Lic. No. AC/SYP/VEN/LIC/23/2004

PURCHASER SIGN

### AFFIDAVIT CUM DECLARATION

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

I, Mr. Virendra Dessai son of Mr. Yeshwant Dessai, aged 50 years, Businessman, married, Indian national, resident of M/7, Culwado, cuncolim, salcete, Goa - 403703 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.

*(Signature)*





(3) That the time period within which the project shall be completed by me from the date of registration of project is 30/04/2021.

(4) That seventy per cent of the amounts realised 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 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 Website) 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.

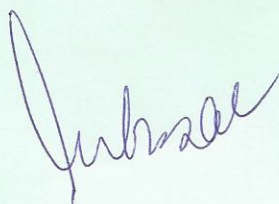
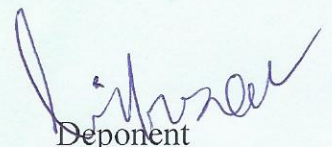
(7) That I shall take all the pending approvals on time, from the competent authorities.

(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.

Solemnly affirmed on 26<sup>th</sup> day of April 2019 at Cuncolim – Goa.

Deponent





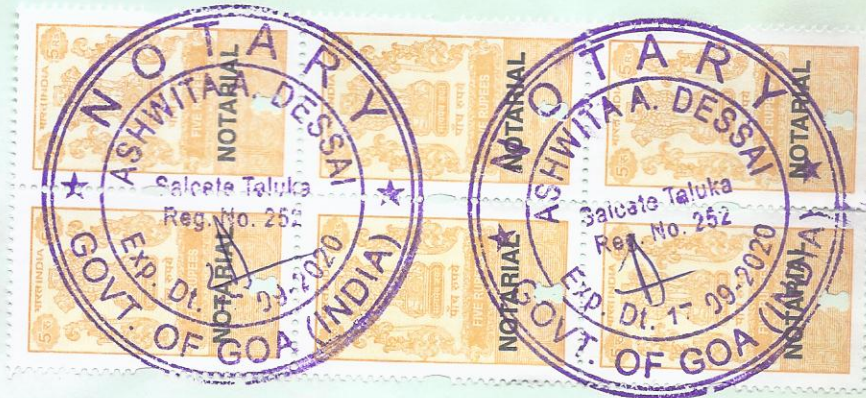
Verification

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

Verified by me at Cuncolim on this 26<sup>th</sup> day of April 2019.



*[Handwritten Signature]*  
Deponent



Solemnly affirmed before me by  
Shri/Smt. Vinendra Desai  
Who is identified to me by

Whom I personally know as

*[Handwritten Signature]*  
ASHWITA A DESSAI  
NOTARY  
SALCETE TALUKA  
STATE OF GOA (INDIA)

Regno. 2084/2019