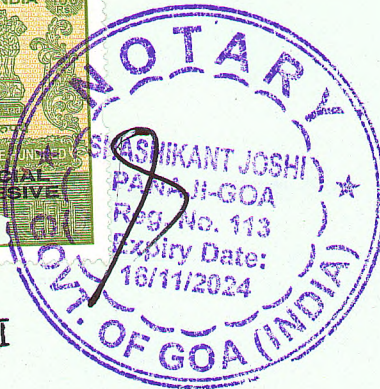




FORM-II

AFFIDAVIT CUM DECLARATION

1. I, **Shri. Prateek Yatindra Karnik**, son of **Shri. Yatindra Shankar Karnik**, Age 27 years, Indian national, **Executive Director of M/s. Prajakta Engineering & Construction Private Limited** Having office at **X7 Jairam Complex A-1, Nevgi Nagar, Rua de Ourem, Fountainhas, Mala, Panaji, Goa 403001**, **Promoter of the project "Casa Mandrem"** proposed at Survey no. 3/9-A, Mandrem Village, Pernem, North Goa, do hereby solemnly declare, undertake and state as under:

1. That we have a legal title Report to the land on which the development of the project is Proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us from the date of registration of project; is 30/04/2027 ;
4. That seventy per cent of the amounts realized by us 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 We 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD

P. Karnik

EXECUTIVE DIRECTOR

10. That we 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 25th day of January 2023 at Panaji, Goa .

FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD.

P. Karnik

EXECUTIVE DIRECTOR

Deponent
(Mr. Prateek Yatindra Karnik)

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 Panaji, Goa on this 25th day of January 2023.

FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD.

P. Karnik

EXECUTIVE DIRECTOR

Deponent
(Mr. Prateek Yatindra Karnik)



I hereby attest the signature/Thumb Imp
Mr. Prateek Yatindra Karnik
Executive Director of Prajakta Engg. &
Construction Pvt. Ltd.
Who appeared and signed before me
In presence of Identifying
and Witnesses the basis of
Address Card No.
who are known to me.
Before me.

Reg. No. 84/23. Date 25/01/23

25/1/2023

SHASHIKANT N JOSHI
NOTARY AT PANAJI
STATE OF GOA - INDIA