



FORM-II

*Pranav* Affidavit Cum Declaration

Affidavit cum Declaration in M/s Kava Greens LLP duly authorized by the Partners of the proposed project named "Ekant", vide Board Resolution dated 06.06.2025

I, Pranav Arora S/o Kamal Arora aged 28 Years, Indian National, authorized signatory of M/s Kava Greens LLP, duly authorized by the Partners of the proposed project do hereby solemnly declare, undertake and state as under:

That M/s Kava Greens LLP has a legal title Report of the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and partner for the development of the real estate project is enclosed herewith.

1. That the project land is free from all encumbrances
2. That the time period within which the project shall be completed by from the date of registration of project is 5 years. i.e by 20/11/2030. *Pranav*
3. That 70% of the amounts realized by the partners 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.
4. That the amounts from the separate account shall be withdrawn in accordance with Section 4(2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.
5. That the partners 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.
6. That the partners shall take all the pending approvals on time, from the competent authorities.
7. That the partners 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.
8. That the partners have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



*Pranav*

9. That the partners shall not discriminate against any allottee at the time of allotment of any Villa, as the case maybe.

Solemnly affirmed on 07<sup>th</sup> June 2025

*Pranav*  
Deponent

VERIFICATION:

That 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 Delhi, dated 07<sup>th</sup> June 2025

*Pranav*  
Deponent



ATTESTED  
*S. Pal*  
Notary Public Delhi

- 7 JUN 2025