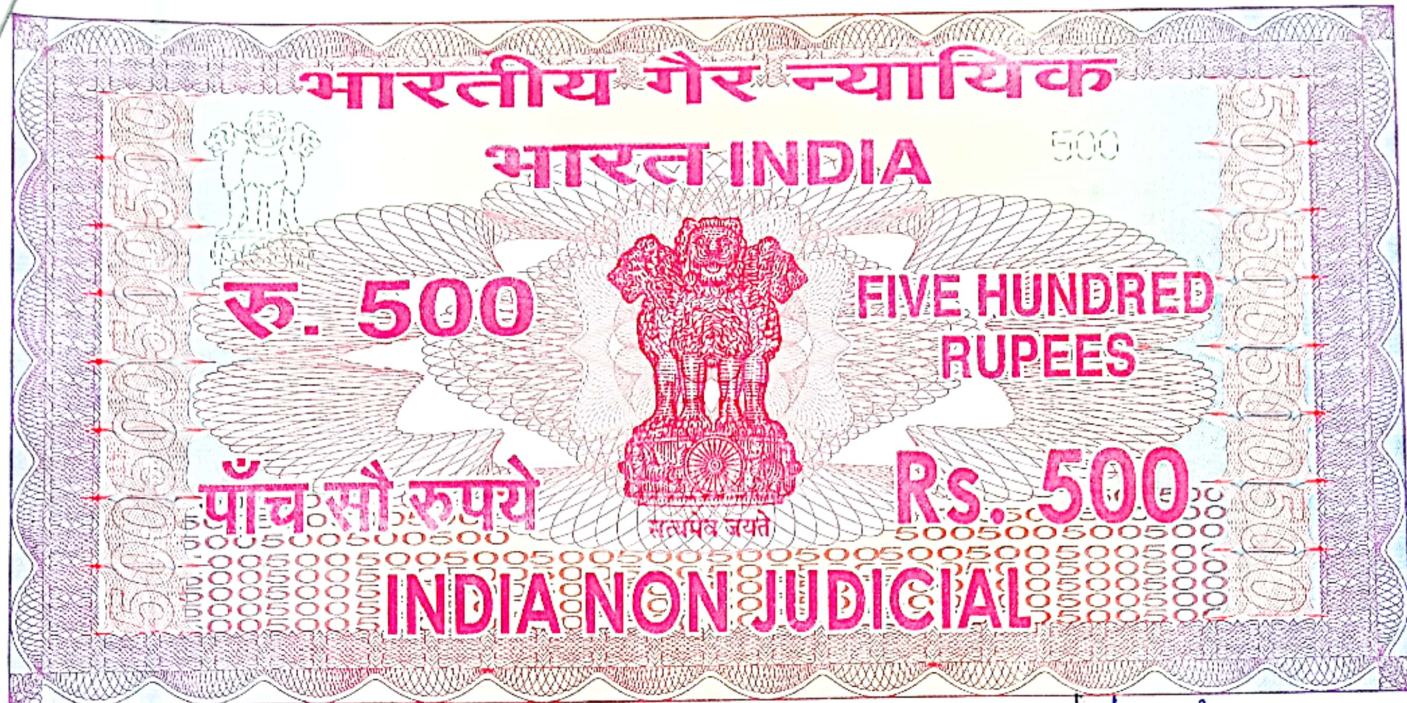




गोवा GOA

Serial No. 23835 Place of Vend MARGAO Date 29/1/2022 646268

Value of Stamp Paper:

Name of Purchaser: Prakash Kothari

Residence: Sernabatim Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.

Ernieinda Atacoque Dias

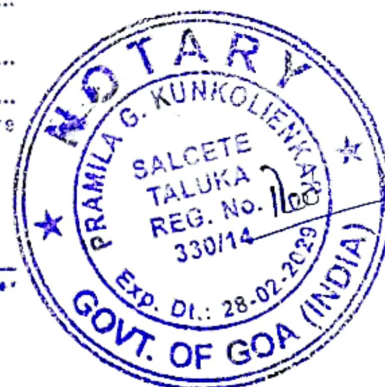
Shop No. C-16, SGPDA Market,

IC No JUDIVEN-Lic/2006/AC-1

Signature of Purchaser

FORM 'II'

Affidavit cum Declaration



Affidavit Cum Declaration of Mr. Prakash Kapoorchand Kothari, partner in and authorized person for M/s. Swapna Developers promoter of the proposed project named "Osia Lifestyle Phase 2".

I, Mr. Prakash Kapoorchand Kothari Age 71 years, Adult, Occupation Business, residing at H. NO. 20/6, Ward No-III, Mollar, Novavaddo, Sernabatim, Colva, Salcete Goa, 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

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.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31/03/2031.

(4) That seventy per cent of the amounts realized 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 utilized 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 13/01/2025.

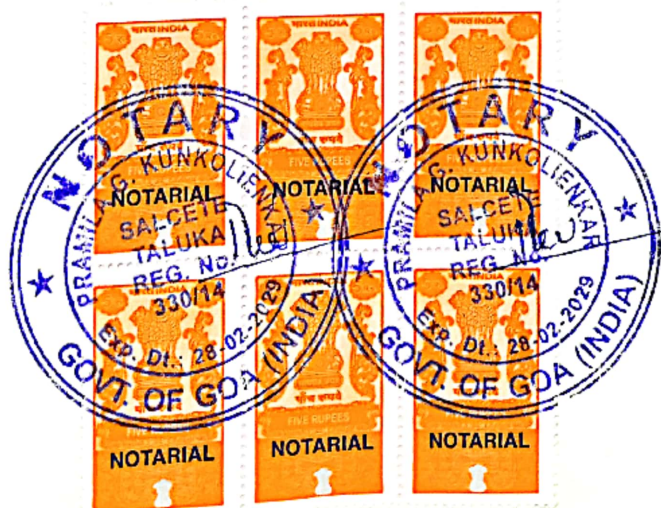
Deponent

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 Margao on Dated 13/01/2025.

Deponent



Solemnly affirmed before me by  
Shri/Smt. Prakash Kaporchand Kothari  
Who is identified before me by [REDACTED]  
Shri/Smt. [REDACTED] No. [REDACTED]  
Who is personally known to me  
on this 13th day of January 2025

Pramila G. Kunkoliencar  
PRAMILA G. KUNKOLIENCAR  
NOTARY  
SALCETE TALUKA  
STATE OF GOA (INDIA)  
REG. No. 14/25  
DATE: 13/01/2025