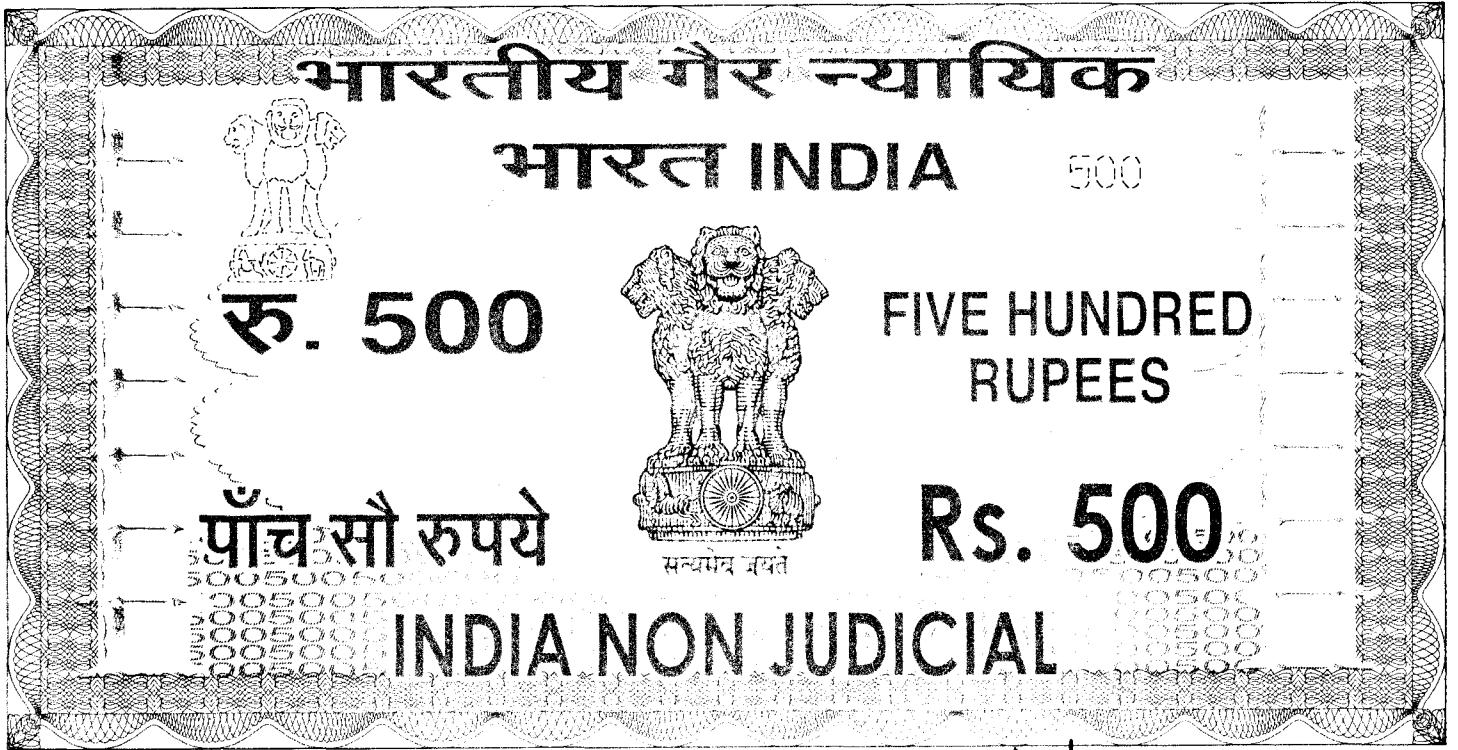




गोवा GOA

Serial No. 2811 Place of Vendor: Margao Date 09/06/2026

A 079580

Value of Stamp Paper 500/-
Name of Purchaser: M. J. Raji Real Estate Pvt Ltd.

Residing at: Margao Father's Name: _____

Purpose: _____ Transacting parties: _____

As there is no one single paper for the value of _____

Additional Stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.
ARWIN S. GOES, Margao-Goa
LIC No. JUDVEN-LIC/2/2005/AC-I

Signature of Purchaser



AFFIDAVIT CUM DECLARATION

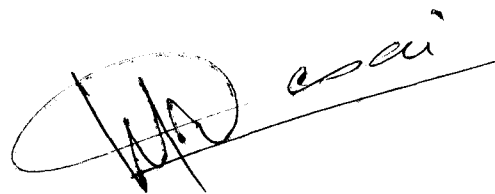
(Signature)

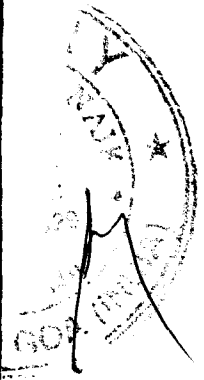


Affidavit cum Declaration of Shri. Vikrant Shridhar Prabhu Desai, authorized representative of M/s. Kayji Real Estate Pvt. Ltd., Promoter of the proposed project VITAURA – Phase II duly authorized by the Promoter of the proposed project, vide its/their Resolution No. 8.1 dated 04.09.2025.

I, Shri. Vikrant Shridhar Prabhu Desai authorized signatory of the Promoter of the proposed project VITAURA – Phase II duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state on behalf of M/s. Kayji Real Estate Pvt. Ltd. as under:

1. That Promoter has a legal title report to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the survey records in Form I & XIV of the project land under Survey No. 29/12 A of Colva Village of Salcete Taluka.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter from the date of registration of project is 31st December 2030.
4. That seventy per cent of the amounts to be realized hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 Promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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 this 10th day of June, 2026 at Margao, Goa.

Deponent

Shri. Vikrant Shridhar Prabhu Desai
For M/s. Kayji Real Estate Pvt. Ltd.

VERIFICATION

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

Verified by me at Margao, Goa on this 10th day of June, 2026.

Deponent

Shri. Vikrant Shridhar Prabhu Desai
For M/s. Kayji Real Estate Pvt. Ltd.

Solemnly affirmed before me by
Shri/Smt. Vikrant S. Prabhu Desai
Who is known to me by
Shri/Smt. _____
Who is _____
on this 10th day of June, 2026

NOTARY PUBLIC
GOA (INDIA)
Reg No. 3021/2026
Date 10-06-2026



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