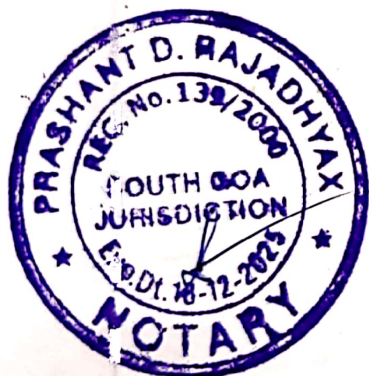


गोवा GOA

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Mohit Prabhudesai
Licence No.: JUD/Ven-LIC/3/2018/AC-I/9439.
IT Com Centre Shop No. A/G/7 'DEVRAI' Aquem, Margao, Salcete.
Serial No. 10179 Place of Vendor Margao Date. 14/1/23
Value of Stamp Paper ₹ 500/-
Name of the purchaser Vijay V. Kulkarni
Father's Name _____ Residence _____
Purpose: _____ Transacting parties: _____
As there is no one single paper for the value of ₹ _____
additional stamp paper for the completion of the value are
attached along with
Desai _____
Stamp vendor Signature Signature of purchaser



Form "II"

[See rule 3 (6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vijay Vishwanath Kulkarni, a Proprietor of Prithvi Realtors, Promoter of the project named as Tranquil Villas. A project having its office Behind Carmel College, Ground Floor, Plot No.3/4-B-1, Belloy, Nuvem, Salcete, South-Goa 403604. I Mr. Vijay Vishwanath Kulkarni, S/o Mr. Vishwanath A. Kulkarni, aged 43 Indian National, Promoter of the proposed Tranquil Villas. A project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Vijay V. Kulkarni

..2/-



- 1) That I, promoter have a legal title Report to the land on which the development of the Project is proposed to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the Sale Deed authorizing the promoter for development of the real estate project is enclosed herewith.
- 2) That details of encumbrances including dues and litigation, details of any rights, title interest or name of any party in or over such land, along with details.
- 3) That the time period within which the project shall be completed by me / promoter from the date of registration of projects is 10th May 2025.
- 4) For ongoing project on the date of commencement of the Rules –
That seventy per cent of the amounts realised hereinafter 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 schedule 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- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects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 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 compliance with the proportion to the percentage of completion of the project.
- 7) That the 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 the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That the promoter shall not discriminate against any allottee at the time of any apartment, plot or building, as the case may be.

Vijay V. Kulkarni

Deponent

-3-



Vijay V. Kulkarni

Mr. Vijay Vishwanath Kulkarni
Proprietor Prithvi Realtors



Solemnly affirmed on 18th day of January, 2023 at Margao-Goa.

Deponent

Vijay V. Kulkarni

Vijay V. Kulkarni

Mr. Vijay Vishwanath Kulkarni
Proprietor Prithvi Realtors

Verification

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



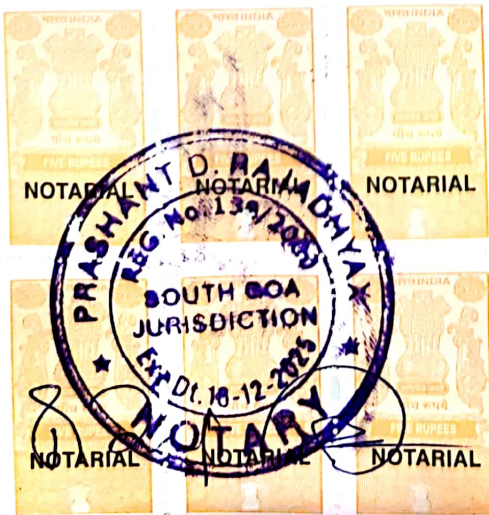
Verified by me at Margao-Goa on this 18th day of January, 2023.

Vijay V. Kulkarni

Deponent

Vijay V. Kulkarni

Mr. Vijay Vishwanath Kulkarni
Proprietor Prithvi Realtors



Solemnly affirmed before Me
MR. Vijay Vishwanath Kulkarni
Who is identified to me by
Address No.
Whom I personally know

Margao This 18th day of January
2023. *[Signature]*

PRASHANT D. RAJADHYAX
NOTARY
SOUTH GOA
State of Goa (India)
Reg. No. 325667/23
Date: 18.01.2023