



FORM 'II'
[See rule 3(6)]

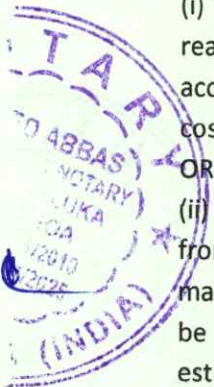
Affidavit cum Declaration

Affidavit cum Declaration of **Mr. VIKRANT SURYAKANT NAIK** Director and Authorized Signatory in **SAUVAGE HOMES PRIVATE LIMITED** authorized by Mrs. Sonia Mahajan as promoter of the proposed project named "**CHALET ROUGE**",

I, **Mr. VIKRANT SURYAKANT NAIK** son of **Mr. SURYAKANT NAIK**, major of age, Indian national Director in **SAUVAGE HOMES PRIVATE LIMITED**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title Report to the land on which the development of the project is proposed
2. Mrs. Sonia Mahajan is 50% owner of the project land and Sauvage Homes Private Limited is 50% owner of the project land and they have rights, title, in terms over said property.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is **31/12/2027**.
4. (a) For new projects: That seventy per cent of the amounts realized by the 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.

(b) For ongoing project on the date of commencement of the Rules—
(i) That seventy per cent of the amounts to be 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
OR
(ii) That entire amounts to be realized 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of



[Handwritten signature]

accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has 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 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 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 allotment of any apartment, plot or building, as the case may be, on any grounds.

Solemnly affirmed on 31st the day of August 2024.

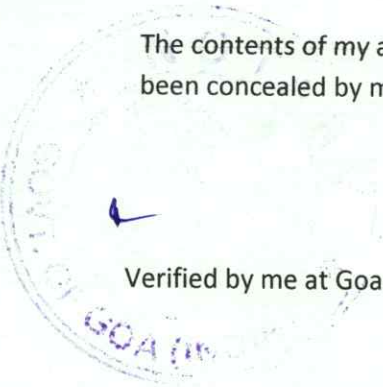


Mr. VIKRANT SURYAKANT NAIK
Deponent

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 Goa on this 31st day of August 2024.



Mr. VIKRANT SURYAKANT NAIK

Deponent



3

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Mr. Vikrant Suryakant Naik
WHO IS IDENTIFIED BEFORE ME BY
WHOM I KNOW
SR. NO: 6123/2024
DATED: 31/08/2024

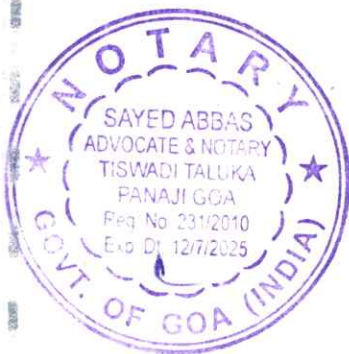
SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji-Goa 403001
Reg. No. 231/2019



गोवा GOA

813521

Date: 15/6/23 Sr. No. 102 Value Rs. 500
Name of Purchaser: Sonia Mahajan
Resident of: Porvora
Place of Vendor: Panaji
License No.: AC/STP/VEN/102/2003
Sign of Vendor: [Signature] Sign of Purchaser: [Signature]



SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, the within named executant herein under mentioned: -

I, **MRS. SONIA MAHAJAN**, daughter of Ashwani Kumar Soni, age 57, Indian National, Holding PAN Card No. [Redacted], having Aadhar Card No. [Redacted], resident of H. No. 58 A/D, Gandhinagar, Gandhinagar, Jammu, Jammu and Kashmir, 180004, SEND GREETINGS:

[Signature]

AND WHEREAS there exists a property known as "NILGUEM" situated within the limits of the village Panchayat of Socorro, Taluka and sub district of Bardez, District of North Goa, bearing Inscription No. 35155 at page 88v of Book B 90 (New) of the land registration records of Bardez, not enrolled in the Taluka Revenue Office, but surveyed for records of rights under survey no. 184/16 of Village Socorro, admeasuring 3275 sq.mts alongwith old residential house bearing House No. 267 admeasuring approximately 240 sq. mts. located in the said property and presently laying in a dilapidated condition and is bounded as under: -

On the East :- By property surveyed under Survey No.185/1;



On the West :- by property surveyed under Survey no. 184/15;

On the North :- By road;

On the South :- By road.

(hereinafter referred to as "the said property")

WHEREAS the abovenamed executant is **50% shareholder** in the ownership of the **said property alongwith**, and the other **50%** of the said property is owned by **M/S SAUVAGE HOMES PRIVATE LIMITED**, a Company bearing CIN U45500GA2021PTC014653 duly incorporated under the Companies Act, 2013, holding PAN Card No. [REDACTED], having its Registered Office at 302, Block - 8, Type B, Milroc Kadamba, Baiguinim, Old Goa, Tiswadi, Goa and herein represented by its Director and Authorised Signatory **MR. VIKRANT NAIK** son of Suryakant Naik, aged 34, holder of PAN Card No. [REDACTED], holder of Adhaar Card No. [REDACTED], Indian national, resident of 202, Block - 8, Type B, Milroc Kadamba, Baiguinim, Old Goa, Tiswadi, Goa which firm is hereinafter referred to as "**THE SAID FIRM**" for the sake of brevity.

David

AND WHEREAS the said property belongs to 1) SAUVAGE HOMES PRIVATE LIMITED AND I, MRS. SONIA MAHAJAN purchased through the of Deed of Sale dated 05.06.2023 and duly registered by the Sub-registrar. Together herein we referred to as "THE OWNERS"

AND WHEREAS THE OWNERS intends to put the said property to development and the THE SAID FIRM is professionally into development of properties.

AND WHEREAS it is not always possible for me to remain present before the concerned authorities for the purpose of applying permissions, obtaining permissions and in respect of such other matters connected to the development of the said property and as such I wish to appoint, **MR. VIKRANT NAIK** son of Suryakant Naik, aged 34, holder of PAN Card No. [REDACTED], holder of Adhaar Card No. [REDACTED], Indian national, resident of 202, Block – 8, Type B, Milroc Kadamba, Baiguinim, Old Goa, Tiswadi, Goa and CO-OWNER of the said property, to be my true and lawful attorney for me, in my name and on my behalf to do and to execute or cause to be done and executed all or any of the following acts, documents, matters and things and that is to say :-

1. To appear and represent me before all Government departments, local and other authorities including in particular Collector, Deputy Collector, Mamlatdar, Talathis, Survey officers, Town & Country Planning Department, Planning & Development Authority and Village Panchayat, Directorate of Survey & Land Records, Departments of Health, Electricity, Public Works, Land Registrars, In RERA, Comunidades and Administrators of Comunidades, Land Acquisition Officers and Goa State Pollution Control Board for the purpose connected with the construction and development of the said property.

Sonia

2. To accept and/or take delivery on my behalf all correspondence and/ or communication addressed to us including registered letters and notices pertaining to the aforementioned construction and re-development of the said property.
3. To swear, affirm, verify the plaint, swear affidavits, make declarations on oath or otherwise, make personal appearances before any Court of Law as may be required in respect of the said property.
4. To engage any solicitor, advocate, lawyer for the purpose of representing me before any Court of Law as may be required in respect of the said property.
5. To engage consultants, engineers, surveyors etc., as may be required from time to time for the purpose of development of the said property.
6. To sign and present and execute, tender, fill, swear, verify any forms, declarations, reports, agreement of sale, sale deed, assessments as may be required by any authority or department for the purpose connected with the construction and development of the said property.
7. To specifically liaise on my behalf with the Village Panchayat, Town & Country Planning Department or any other such local or Governmental Authority in connection with any permission, approval, sanction or any other grant or authorisation that may be for the purpose connected with the construction and development of the said property.
8. To make payments and obtain receipts of such payments in respect of any fees, charges, challan/s etc., that may become payable in the course of such construction and development of the said property.
9. To enter into contracts in relation to development of the said property.

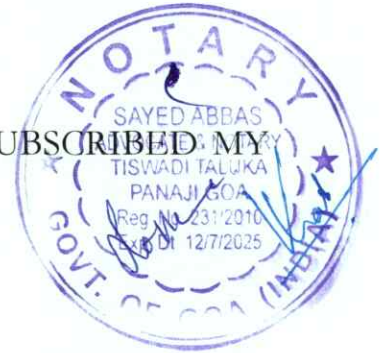


Signature

10. To sub-delegate any or all powers contained in this Power of Attorney to any person/s as deemed fit by him.

WHEREAS I undertake to ratify and approve all such acts and deeds of my Attorney as circumscribed by the terms of this Power of Attorney.

IN WITNESS WHEREOF, I HAVE HERETO SET AND SUBSCRIBED MY HANDS AND SEAL THIS 15TH DAY OF JUNE, 2023.



SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED EXECUTANT **MRS. SONIA MAHAJAN**



Sonia

MRS SONIA MAHAJAN



Sonia

I accept this Power of Attorney and agree to abide by its terms.

Vikrant

MR. VIKRANT NAIK



Sayed



EXECUTED BEFORE ME
WHICH I ATTEST
Reg. Sr. No. 3304 Date 15/06/2023

Sayed
SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji-Goa 403001
Reg. No. 231/2010