NOTARY PHILOMENA DE SILVA STATE OF GOA 2027 REGD. NO. 5/1/96 GOVT. OF GOA INDIA

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A 048431

Sr.No. 5796 Place of Vendor Margao, Goa Dt: 17/09/2025
Value of Stamp Paper: 500/-
Name of Purchaser: Nanu Estates Pvt Ltd.
Residing at: ..... Father's Name: .....
As there is no one single stamp paper for the value of Rs. ——, additional stamp papers for the completion of the value are attached alongwith

Sign of Stamp Vendor
Lic. No. JUD/VEN-LIC/2/2005/AC-I
Arwin S. Goes, Margao-Goa

Sign of Purchaser

FORM II
[See rule 3(6)]
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Sankalp Sandesh Naik**, duly authorized by the promoter Nanu Estates Private Limited of the proposed project **"SAPANA LANDMARK"** vide its Resolution dated 13-12-2025;

I, **Sankalp Sandesh Naik**, son of Sandesh K. Naik, aged 41 years, Indian National, do hereby solemnly declare, undertake and state as under:

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1. That the Promoter has a legal Title Report to the Project Land on which the development of the Project **"SAPANA LANDMARK"** is proposed.

AND

a legally valid authentication of title of such land along with an authenticated copy of the survey records in Form D of the Project Land in the property bearing Chalta no.41 of P.T.Sheet no.222 of Margao City Survey is enclosed to the Form-A i.e. Application for Registration of the Project.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project; is 31-12-2030.
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.
5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

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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 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 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.

The Deponent
For **Nanu Estates Private Limited,**

Sankalp S. Naik
Director

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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 17th day of December, 2025.

The Deponent
For **Nanu Estates Private Limited**

Sankalp S. Naik
Director

Solemnly affirmed before me by
Sankalp Sandesh Naik.
Who is identified to me by
Aadhaar No- [redacted]
this 17th day of Dec 2025
Reg. No 4766/2025

17/12/2025

(PHILOMENA DE SILVA)
STATE OF GOA