AFFIDAVIT-CUM-DECLARATION

I, Shri. **Avez Azim Shaikh,** son of Shri. Abdul Azim Shaikh Mohidin, aged 47 years, Indian national, being the Designated Partner of **M/s VMZ Development One LLP**, a Limited Liability Partnership firm, duly registered and incorporated under the Limited Liability Partnership Act, 2008, and duly authorised by the LLP, vide Resolution dated 15th July 2026, to act as the Project Member for the project **"Hamlet Towers"**, do hereby solemnly declare, undertake and state as under do hereby solemnly affirm and state on oath as under:

1. That I am the Designated Partner of M/s. VMZ Development One LLP (hereinafter referred to as the "LLP") and am duly authorised to swear and execute this Affidavit on behalf of the LLP.
2. That the LLP is the owner of the property bearing **Survey No. 194/1-A-1**, situated at Sancoale Village, within the jurisdiction of Village Panchayat of Sancoale, Taluka and Registration Sub-District of Mormugao, District South Goa, Goa, admeasuring approximately **8,093 square metres** (hereinafter referred to as the "**Said Property**") pursuant to the Deed of Sale and Conveyance dated 19/06/2019.
3. That the name of M/s. VMZ Development One LLP is duly recorded as the occupant in the Form I & XIV maintained by the Revenue Department in respect of the said Property bearing Survey No. 194/1-A-1, situated at Sancoale Village, Goa.
4. That the LLP has applied to the Goa Real Estate Regulatory Authority (Goa RERA) for registration of its project **"Hamlet Towers"** to be constructed on the Said Property which application is duly submitted on 24th July 2026.
5. That, to the best of my knowledge and belief, there is no suit, litigation, arbitration, proceeding, claim, dispute or other legal proceeding

pending before any Court, Tribunal, Authority, Government Department or other competent forum in respect of the said Property, which affects the ownership, title or rights of the LLP in the Said Property.

6. That the Title and Search Report dated 19/07/2026 prepared by Adv. F. M. Mesquita in respect of the Said Property records that the title of the LLP is absolute, valid and marketable and that the property has clear, marketable and unencumbered title without existing mortgage, litigation, condition or claim.
7. That a Nil Encumbrance Certificate dated 08/07/2026, bearing No. NEC/10/2026/714, under Receipt No. 2026-27/10/1209, in respect of Survey No. 194/1-A-1 of Sancoale Village, has been issued by the Office of the Sub-Registrar, Mormugao, in respect of the Said Property.
8. That the aforesaid Title and Search Report and Nil Certificate of Encumbrance have been duly uploaded with the LLP's application for registration of project "Hamlet Towers" with Goa RERA.
9. That this Affidavit-cum-Declaration is being executed for submission to Goa RERA in connection with the registration of the project "Hamlet Towers", in order to confirm that there is no pending litigation in respect of the said Property.
10. That the contents of this Affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

Solemnly affirmed at Vasco da Gama, Goa on this 13th day of August, 2026

Solemnly affirmed before me
by Mr. Sushant Salgaoncar.
Who is known to me / identified by
Deponent.

VMZ DEVELOPMENT ONE LLP

DEPONENT

NOTARIAL NOTARIAL NOTARIAL
NOTARIAL NOTARIAL NOTARIAL

13/08/2026
Adv. Gluck Nanny D'Souza
NOTARY
Room No. 105, Hotel Ricone
Vasco-da-Gama, Goa-403 802
Date: 13/08/2026
Reg. Ref. No. 1350/2026