



गोवा GOA

Sr No. 1512 Place of Vendor Margao, Goa Dt. 10/06/2022

746197

Value of Stamp Paper: 500/-

Name of Purchaser: Namu Estate Pvt Ltd.

Residing at: Margao 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

005



The back of Vendor Stamp Book No. _____
 Value of Stamp Book _____
 Name of the Vendor _____
 Residing at _____
 As there is no one's stamp paper for the value of _____
 Additional stamp paper for the completion
 of the value are attached alongwith

Signature of Purchaser

Signature of Stamp Vendor

The JUDGE-MAGISTRATE
 Town & District Magistrate



Affidavit cum Declaration of Sankalp Sandesh Naik, duly authorized by the promoter Nanu Estates Private Limited of the proposed project 'Sapana Grandeur', vide its Resolution dated 04-06-2022; I, Sankalp Sandesh Naik, son of Sandesh K. Naik, aged 37 years, Indian national, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal Title Report to the Project Land on which the development of the Project 'Sapana Grandeur' 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 bearing Chalta No. 2 of P. T. Sheet No. 224 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 31-03-2027.
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.
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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.
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.



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- 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

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 10th day of June, 2022.

The Deponent
For Nanu Estates Private Limited



Sankalp S. Naik
Director

Solely affirmed before me by
Sankalp S. Naik
who is identified to me by
A
who is personally known to me
this 10th day of June 2022
Reg. No. 707/2022

NOTARY
SACHIN S. KOLWALKAR
SALCETE TALUKA
STATE OF GOA. (INDIA)
Reg. No. 707/2022
Dated: 10/06/2022

