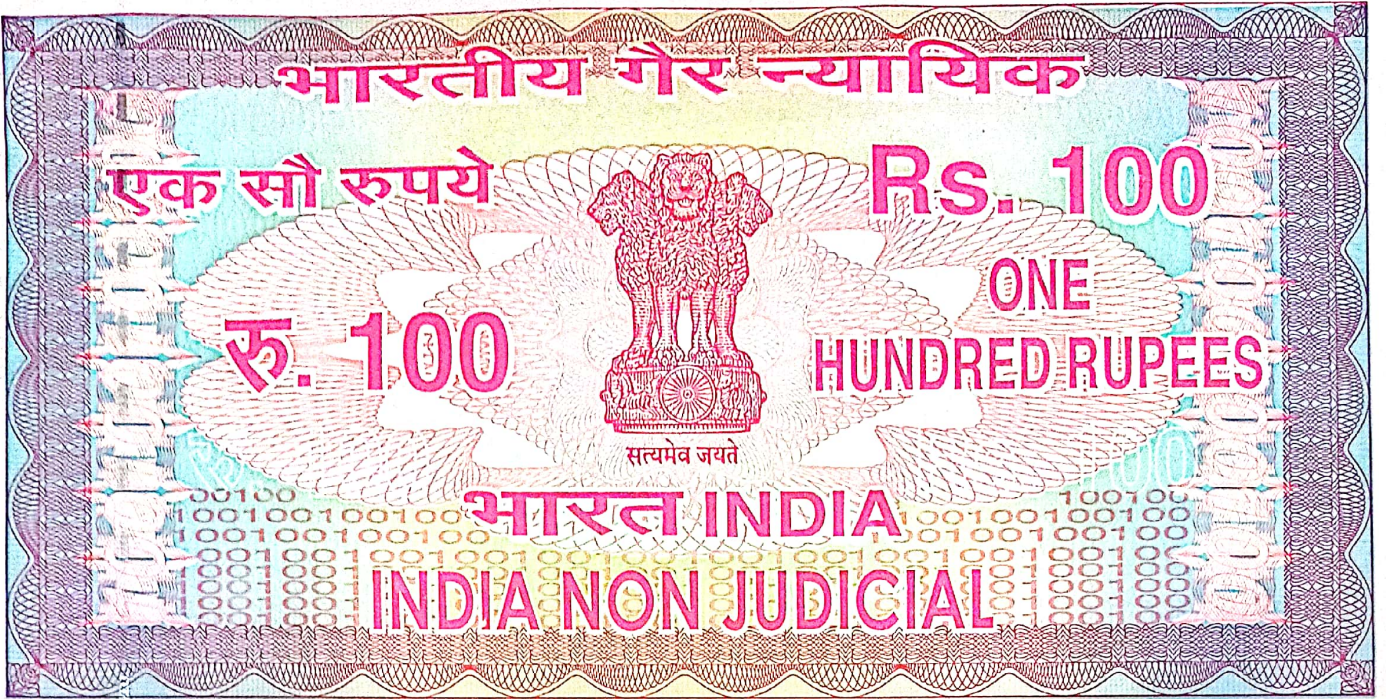
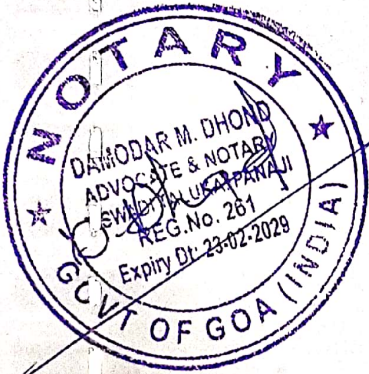




गोवा GOA

C 044861

Date: 6/10/25 Sr. No. 146 Value Rs 100/-
Name of Purchaser: Alcon Constructions (Goa) Pvt. Ltd
Resident of: Panaji, Goa
Place of Vendor Panaji
Licence No. AC/STP/VEN/01/2020/32



[Signature]

[Signature]

FORM 'II'

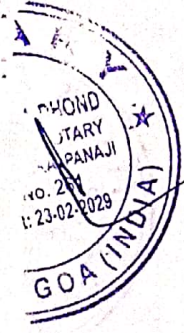
[See rule 3(6)]

Affidavit cum Declaration

We, ALCON CONSTRUCTIONS (GOA) PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act 1956, with its registered office at 1st Floor, Velho Building, Panaji, Goa, 403001, promoter of the project named "THE PALAZZO", represented in this Act by its Director,

[Signature]





MR. AAKASH NANDA NAIK KHAUNTE, son of Mr. Nanda Sadassiva Naique Counto, 44 years of age, Indian national, duly authorised by the promoter of the proposed project, by its resolution dated 02/01/2012, do hereby solemnly declare, undertake and state as under:

- (1) That Promoter has a legal title Report to the land on which the development of project is proposed.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by promoter from the date of registration of project is 31.12.2030.
- (4) That seventy per cent of the amount to be realised hereinafter by 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 project shall be/is completed through Self-Financing as mentioned in online form and no advertisement/marketing/Booking/Sale/Offer for sale etc. as per provision of the Section 3.(1) of the RERA Act, 2016 is/shall be/was carried out prior to RERA registration.
- (6) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.
- (7) 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



- (8) That the promoter shall take all the approvals on time, from the competent authorities.
- (9) 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.
- (10) That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (11) 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.

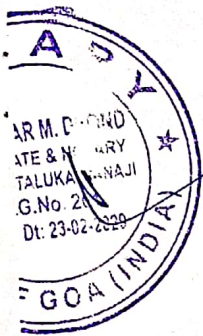
Solemnly affirmed on 23rd October 2025 at Panaji Goa;

Deponent

ALCON CONSTRUCTIONS (GOA) PRIVATE LIMITED,

Through its Director

MR. AAKASH NANDA NAIK KHAUNTE



Verification

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

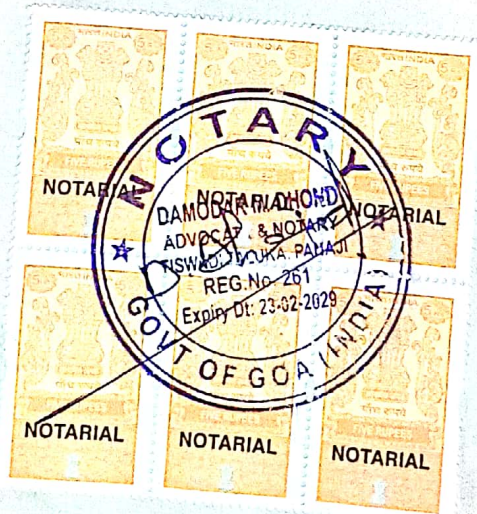
Verified by me at Panaji Goa on this 23rd day of October 2025;

Deponent

ALCON CONSTRUCTIONS (GOA) PRIVATE LIMITED,

Through its Director

MR. AAKASH NANDA NAIK KHAUNTE



Solemnly affirmed before me by
Shri/Smt. MR. AAKASH
NANDA NAIK KHAUNTE
PRO CHIEF EXECUTIVE OFFICER
who has been authorized by
Author Card No. _____

who is _____

Reg No. 385/25

Dated 23/10/2025

DAMODAR M. DHONG
ADVOCATE & NOTARY
TISWADI TALUKA, PANAJI
GOVERNMENT OF GOA (INDIA)