



गोवा GOA

DATE 21/1/20 SR. NO. 4466 VALUE 500 525929

NAME OF PURCHASER M/S S.N. ASSOCIATES & BUILDERS PVT LTD

RESIDENT OF Mangala PURPOSE

PLACE OF VENDOR, PANAJI

VENDOR SIGN.  
CHANDRAKANT PATIL  
Lic. No. AG/STP/VEN/LIC/23/2004

PURCHASER SIGN.



Affidavit cum Declaration

S.N. ASSOCIATES AND BUILDERS PVT. LTD.

Director

Affidavit cum Declaration of Mr. Subhash Shankar Naik Director of M/s. S. N. Associates and Builders Private Limited, Regd. Address: SN Classic, Near Holy Spirit School, Margao-Curtorim road, Borda, Margao, Goa -403601 promoter of the project named "MONTEVILLE" duly authorized vide Board Resolution dated 16<sup>th</sup> September 2019 ;

I, Sh. Subhash Shankar Naik, son of Shankar Naik aged 69 years Indian national, on behalf of promoter of the project do hereby solemnly declare, undertake and state as under:

(1) That the Company S. N. Associates and Builders Private Limited has a legal title to the land on which the above named project is under construction.

AND

a legally valid authentication of title of such land is enclosed herewith.

(2) That the project land is free from all encumbrances. The entire project is self funded and self financed. Due process shall be followed as per provisions of the section 4.2 (l) (D) of the RERA (Act), 2016.

(3) That the time period within which the project shall be completed by the promoter is 02/04/2022 ;

(4) (a) For new projects: That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Rules—

(i) That entire amounts to be realised hereinafter by promoter company 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.

**S.N. ASSOCIATES AND BUILDERS PVT. LTD.**

  
Director



(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 utilised 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 Villas or the building as the case may be.

Solemnly affirmed on 8th day of January 2020 at Margao, Goa.

Deponent

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 8<sup>th</sup> day of January 2020.

Deponent

Solemnly affirmed before me by

Mr. Subhash Shankar Naik

who is identified by

Me

to whom I personally know

Reg. No. 292/2020

Date: 08/01/2020

SUREXA P. LOTLECAR  
NOTARY MARGAO  
SALCETE TALUKA  
STATE OF GOA (INDIA)

S.N. ASSOCIATES AND BUILDERS PVT. LTD.

Director





# S. N. ASSOCIATES & BUILDERS PVT. LTD.

SN CLASSIC, Near Holy Spirit School, Margao - Curtorim Road,  
MARGAO - GOA. 403 601. TEL.: (0832) 2730149 / 2714057  
Email : naikassociates@gmail.com

CIN: U45201GA1987PTC000717

**CERTIFIED TRUE COPY OF THE EXTRACT OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF S N ASSOCIATES AND BUILDERS PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT S N CLASSIC FIRST FLOOR NEAR HOLY SPIRIT SCHOOL MARGAO CURTORIM ROAD BORDA GOA, 403601, ON 16<sup>th</sup> SEPTEMBER 2019.**

**"RESOLVED THAT** the consent of board of directors of the Company be and is hereby granted and accorded to make an application to register the Company and its project "MONTEVILLE" under Real Estate (Regulation & Development) Act, 2016.

**RESOLVED FURTHER THAT** Mr. Subhash Shankar Naik, Managing Director of the Company be and is hereby authorised:

1. to sign and execute Form-A (application for registration of project), Form-B (declaration cum affidavit), Form-G (draft agreement to sale), applications, affidavits, forms, annexures, schedules, maps and any other applicable document(s) as may be necessary and expedient for the purpose of registration (or) furnishing/ updating the further approvals, certifications, other documents, if any, as have been specified by the rules and regulations made under Real Estate (Regulation & Development) Act, 2016 ("the Act") and other applicable laws, as may be amended (or) modified (or) notified from time to time.
2. to make requisite payments and submit any other applications, affidavits, forms, annexures, schedules, estimated cost details, maps, drawings, specifications and applicable document(s) to the RERA Authority.
3. to evaluate, negotiate and appoint various consultants such as contractor, architect, structural engineer, landscaping consultant, plumbing and electrical consultants, etc. for the aforesaid project.
4. to apply, submit, obtain, amend or modify (as the case may be), the consent, approvals, licenses, permission, certifications or No Object Certificates (NOCs) from various departments such as Fire, Environment Clearance (RSPCB), National Highway (NHAI), Railway, Soil Test, Water Ground Level, Electricity, etc.

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5. to submit any other papers or documents as may be necessary and expedient for the purpose of registration and updating of RERA Goa website "rera.goa.gov.in" with the further approvals, consent, permission, certification, maps, development and progress reports, etc. (if any) as specified under the rules and regulations made under Real Estate (Regulation & Development) Act, 2016 as may be amended (or) modified (or) notified from time to time.
6. to authorize, delegate powers and give effect to any subsequent changes, amendment (or) modifications in any other applicable laws, as may be amended (or) modified (or) notified from time to time, for and on behalf of the Company and the Company shall ratify the same in respect of its aforesaid project.

**RESOLVED FURTHER THAT** a certified copy of the foregoing board resolution be provided to the parties concerned and interested in the matter(s) as stated above by anyone of the directors of the Company".

**For S N ASSOCIATES AND BUILDERS PRIVATE LIMITED**

**SUBHASH SHANKAR NAIK**  
**DIN: 00403033**  
**Director**

**Date: 19.09.2019**  
**Place: Margao- Goa**