



## AFFIDAVIT

Affidavit of **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, 65 years. Business, Indian National, Holder of Pan Card [REDACTED] and resident of 97/B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, as a Director of **OLALIAN ESTATE PRIVATE LIMITED** (*hereinafter referred to as the Developer*) a duly registered Private Limited company, incorporated under the Indian Companies Act under CIN No. U45309GA2017PTC013279, bearing PAN Card No. [REDACTED] and having registered office at Unit No. 56, 5<sup>th</sup> Floor, Titanium Building, Mapusa, North-Goa, Bardez, Goa – 403507; Developer of the proposed project;

**I, MRS. NEELAM NAGPAL**, duly authorized by the promoter of the RERA Project “**LA ESTELLA I**” do hereby solemnly declare, undertake and state on oath as under:

1. That the development plan pertaining to the project **LA ESTELLA I**” located at Property bearing Survey No. 76/11 (Part) – Plot A of Nerul Village, situated at Nerul, Bardez Taluka, Goa has undergone a revision which is before the authority, resulting in changes to the development details initially communicated to the Allottees.

A handwritten signature in blue ink, appearing to be 'N. Neelam Nagpal'.



2. That all the Allottees of the project have been informed in writing about the revision of the development plan, including the specific changes to the project details, layout, and other relevant factors.
3. That written consent has been obtained from 21 Allottee forming 2/3 majority out of 32 Units which have been sold in compliance with the provisions of **Section 14(2) of the Real Estate (Regulation and Development) Act, 2016 (RERA)**, acknowledging the receipt of information regarding the revision of the development plan and confirming their approval of the changes which details have been submitted before the Authority.
4. That the details of the revised development plan, including the changes, have been shared with the Allottees in a clear and transparent manner, and No Objections have been raised by any of the Allottees regarding the revision.
5. That to the best of my knowledge and belief, all Allottees have been made fully aware of the revised development details and have voluntarily consented to the changes.
6. That I undertake to keep all records of communication and consent forms from the Allottees regarding the revision of the development plan, which shall be available for verification if required by the concerned authorities.

7. I say that I further affirm that these affidavit is sworn in the best interest of the Principal and in accordance with applicable laws and regulations.

8. That the contents of this affidavit are true to the best of my knowledge and belief, and nothing material has been concealed therein.

I hereby declare that the information furnished above is true, complete and correct to the best of my knowledge and belief.

Place: Panaji

Date: 21<sup>st</sup> December 2024

  
Mrs Neelam Nagpal

DEPONENT

**VERIFICATION**


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

Verified by me at Panaji on this 21<sup>st</sup> day of the month of December in the year 2024,

  
Mrs Neelam Nagpal

DEPONENT

Solemnly affirmed / <sup>verified</sup> executed before me by  
Mrs. Neelam Nagpal  
R/o. 97B, Manekshaw Road, Anupam Garden,  
Sainik Farm, New Delhi - 110062  
who is identified before me by/on the basis of  
PAN Card No. ABUPN4953A  
REG. No 923/2024 DATE 21/12/2024

  
GALILEO F. TELES  
NOTARY  
TISWADI TALUKA  
STATE OF GOA (INDIA)





