



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

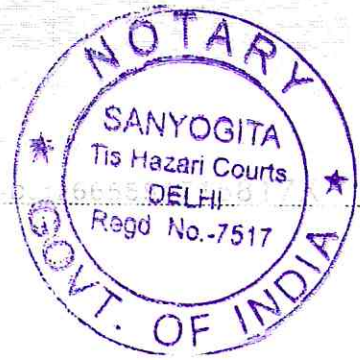
e-Stamp

Certificate No. : IN-DL12665584715817X
Certificate Issued Date : 03-Jan-2025 10:45 AM
Account Reference : IMPACC (IV)/ dl857503/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL12665584715817X
Purchased by : VLN ESTATES PVT LTD
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : VLN ESTATES PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : VLN ESTATES PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

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Please write or type below this line



g. 1 Jrd

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

AFFIDAVIT CUM DECLARATION

I **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 the Promoter **VLN ESTATES PRIVATE LIMITED** *formerly known as Vianaar Properties Private Limited* a duly registered Private Limited company, incorporated under the Indian Companies Act under CIN No. [REDACTED] bearing PAN Card No. [REDACTED] and having registered office at Unit No. 53, 5th Floor, Titanium Building, Duler Ground Road, Mapusa, North-Goa, Bardez, Goa – 403507; Developer of the proposed project;

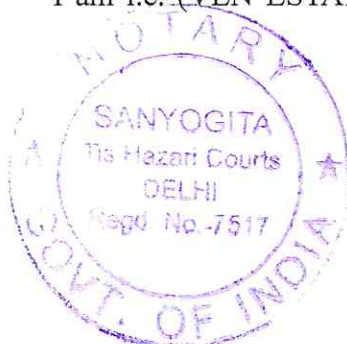
I, **MRS. NEELAM NAGPAL**, duly authorized by the promoter of the RERA Project “**LA LUCIANA**” do hereby solemnly declare, undertake and state on oath as under:

1. I submit that I am duly authorized to swear this Affidavit.
2. I submit that our Project has been registered as **LA LUCIANA** and the said registration is valid and subsisting.



A handwritten signature in blue ink, appearing to be "G. J. J. J." or similar, written over a vertical line.

3. I submit that the development of work of the project is ongoing and is yet to be completed.
4. I submit that the management and the internal committee choose a new name to signify a change because of which it has become necessary for us to seek for change of name of promoter company.
5. I submit that I am seeking for change of name of promoter company for the aforesaid bonafide reason and not for another reason and in support of the same. I have submitted the necessary documents to support the application for change of name of promoter company.
6. I submit that the change of name of promoter company being sought shall not in any manner result in transfer or assigning of majority rights and liabilities in respect of above cited real estate project “**LA LUCIANA**” to a third party without obtaining prior written consent from two-third allottees, except the promoter, and without the prior written approval of the Authority and is not being sought to violate/ evade the provisions of Section 15(1) of the Goa Real Estate (Regulation and Development) Act, 2016.
7. I submit that the existing project bank account has not been attached/ frozen questioned by any Court/ Tribunal or Quasi-Judicial / Authority.
8. I submit that I have not violated any Rule / Law in force due to which I am i.e. (VLN ESTATE PRIVATE LIMITED *formerly known as*



A handwritten signature in blue ink, appearing to be "G. J. J. J.", written over the notary seal.

Vianaar Properties Private Limited) restrained by any government agency or any other agencies or authority in marketing the real estate project.

9. I submit that I am not seeking for change of name of promoter company to defeat the right/ procedure / policy of ay creditor/s Lenders/ Bank/ Financial Institutions/ Allottees or the compliance of any directions/ Orders of any Authority/ Authorities or to frustrate any recovery or attachment proceeding under any law by the Concerned Authorities.
10. I submit that I am not seeking for change in name of promoter company in order to evade due process of law, thereby affecting operation of the existing Project bank account, including any proceedings initiated / Orders passed under any Court/ Tribunal or Quasi-Judicial Authority.
11. I submit that the rights of any Allottee/s in the project will not be affected due to the change in name of promoter company and there are no orders directing us to make any payments towards refund/ compensation/ interest from the existing name of promoter company to any Allottee in the project and details of Orders, if any, have been disclosed and our obligations under such Order shall be fulfilled by us even after approval of our request for change in name of the promoter company.



9.19/12

12. I submit that I undertake to fulfil all financial commitments in Order to fulfil all obligations cast on us under The Real Estate (Regulation and Development) Act 2016 and the Goa Real Estate (Regulation and Development) Rules 2017. If any dispute raised directly/ indirectly from any of the Authority or the Allottee. I shall be solely responsible to settle/ clarify the same to the best of satisfaction of concerned at my own cost without causing any inconvenience or dragging the RERA authority into the same.
13. 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.
14. 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: Delhi,

Date: 07 Jan 2025


Mrs Neelam Nagpal

DEPONENT



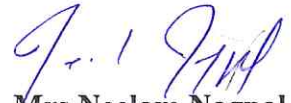
ATTESTED


NOTARY PUBLIC DELHI

VERIFICATION

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

Verified by me at Delhi on this 07 day of the month of January in the year 2025,


Mrs Neelam Nagpal

DEPONENT

ATTESTED



NOTARY PUBLIC DELHI

07 JAN 2025



