



FORM 'II'
[See Rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of M/s VMZ Development One LLP, Promoter of the proposed real estate project "HAMLET TOWERS", through its Designated Partner and authorised Project Member, Mr. Avez Azim Shaikh.

I, Shri. Avez Azim Shaikh son of Shri. Abdul Azim Shaikh Mohidin, aged 47 years, Indian national, being the Designated Partner of **M/s VMZ Development One LLP**, a Limited Liability Partnership firm, duly registered and incorporated under the Limited Liability Partnership Act, 2008, and duly authorised by the LLP, vide Resolution dated 15th July 2026, to act as the Project Member for the project "Hamlet Towers" and to execute this Affidavit-cum-Declaration on behalf of the LLP, do hereby solemnly declare, undertake and state as under:

- 1) That M/s VMZ Development One LLP is the owner of the Property bearing **Survey No. 194/1-A-1 of Sancoale Village**, Mormugao Taluka, South Goa, Goa (the "Project Land") and has a legal title to the said property on which the development of the project is proposed, along with legally valid authentication of title. An authenticated copy of the relevant survey record (Form I & XIV) in respect of the Project Land is enclosed herewith.
- 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 is 31/12/2032.
- 4) That seventy per cent of the amounts to be realised hereinafter 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- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

(Signature)



10/8/20

- 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 apartment, plot or building, as the case may be.

Solemnly affirmed on this 24th day of July 2026 at Vasco-Da-Gama Goa.



[Signature]
Deponent

Verification

I, **Shri Avez Azim Shaikh**, the above-named deponent, do hereby verify that the contents of the above Affidavit-cum-Declaration are true and correct to my knowledge and belief and that nothing material has been concealed therefrom.

Verified by me at Vasco-da-Gama, Goa, 24th day of July 2026.

Solemnly affirmed before me
by Mr. Subant Solgaore
Who is known to me / Identified by
Deponat



[Signature]
Deponent



[Signature]
24/07/2026
Adv. Gluck Nanny D'Souza
NOTARY
Room No. 105, Hotel Ricone
Vasco-da-Gama, Goa-403 802
Date: 24/07/2026
Reg. Ref. No. 1244/2026

**FORM I & XIV**

100019688085

Date : 20/03/2025

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Taluka **MORMUGAO**

तालुका

Village **Sancoale**

गांव

Name of the Field **Patan**

शेताचें नांव

Survey No. 194

सर्वे नंबर

Sub Div. No. 1-A-1

हिस्सा नंबर

Tenure

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.80.93	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.80.93

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) कला (अ)	Class (b) कला (ब)	Total Un-Cultivable Area एकूण नापिक जमीन
0000.00.00	0000.00.00	0000.00.00

Grand Total एकूण
0000.80.93

Remarks शेरा

Order dated 07/09/2021 in Case No.

3/SLR/MOR/PART/161/2021 passed in the

Court of Inspector of Survey and Land Records,

Assessment : आकूर	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Vasco, Goa. Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	VMZ Development One LLP		17787	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
-----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
	-----Nil-----									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.





FORM I & XIV

100019688085

Date : 20/03/2025

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Taluka MORMUGAO

तालुका

Village Sancoale

गांव

Name of the Field Patan

शेताचें नांव

Survey No. 194

सर्वे नंबर

Sub Div. No. 1-A-1

हिस्सा नंबर

Tenure

सत्ता प्रकार



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