



Serial No. 7525 Place of Vendor: Margao Date 12/11/2025
 Value of Stamp Paper 500/-
 Name of Purchaser: Nanu Estate Pvt. Ltd.
 Residing at: Margao-Goa Father's Name: _____
 Purpose _____ Transacting parties: _____
 As there is no one single paper for the value of _____
 Additional Stamp papers for the completion of the value are
 attached along with.

A 078840

Stamp Vendor's Sign.
 ARWIN S. GOES, Margao-Goa
 LIC No. JUD/VEN-LIC/2/2005/AC-I

[Signature]
 Signature of Purchaser

FORM II
[See rule 3(6)]
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Sankalp Sandesh Naik**, duly authorized by the promoter Nanu Estates Private Limited of the proposed project "SAPANA GREENFIELD" vide its Resolution dated 24-10-2025;

I, **Sankalp Sandesh Naik**, son of Sandesh K. Naik, aged 41 years, Indian National, do hereby solemnly declare, undertake and state as under:

Contd...2/-

[Signature]

500



Additional Stamp paper for the completion of the value of
attached stamp with
at least 10% of the value of
the stamp paper used
in the stamping of the
document. The value of
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document shall be
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document shall be added to the value of the stamp paper used in the
stamping of the document.



1. That the Promoter has a legal Title Report to the Project Land on which the development of the Project "SAPANA GREENFIELD" is proposed.

AND

a legally valid authentication of title of such land along with an authenticated copy of the survey records in Form I & XIV of the Project Land in the property bearing Survey No.241/1-J of village Benaulim of Salcete Taluka, is enclosed to the Form-A i.e. Application for Registration of the Project.

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 of project; is 31-12-2030.
4. (a) For new projects: That seventy per cent of the amounts realized 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.



Contd...3/-

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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 utilized 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 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.



The Deponent
For Nanu Estates Private Limited,

Sankalp S. Naik
Director

Contd...4/-



VERIFICATION

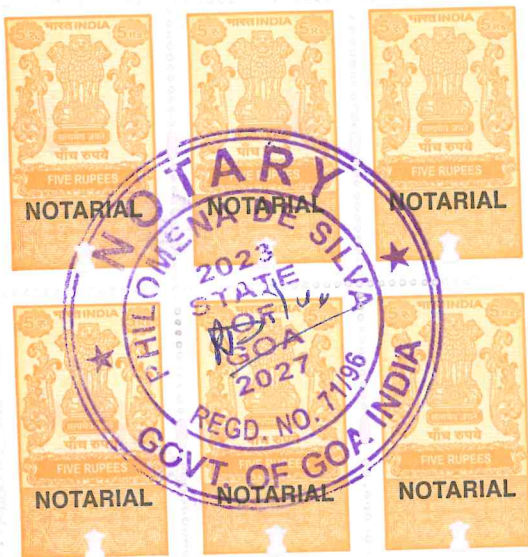
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Margao, Goa, on this 13th day of November, 2025.

The Deponent
For Nanu Estates Private Limited



Sankalp S. Naik
Director



Solemnly affirmed before me by

Sankalp Sandesh Naik

Who is identified to me by

this 15th day of Nov 20 25

Reg. No. 4322 / 2025

Philomena de Silva
15/11/2025

(PHILOMENA DE SILVA)
STATE OF GOA

