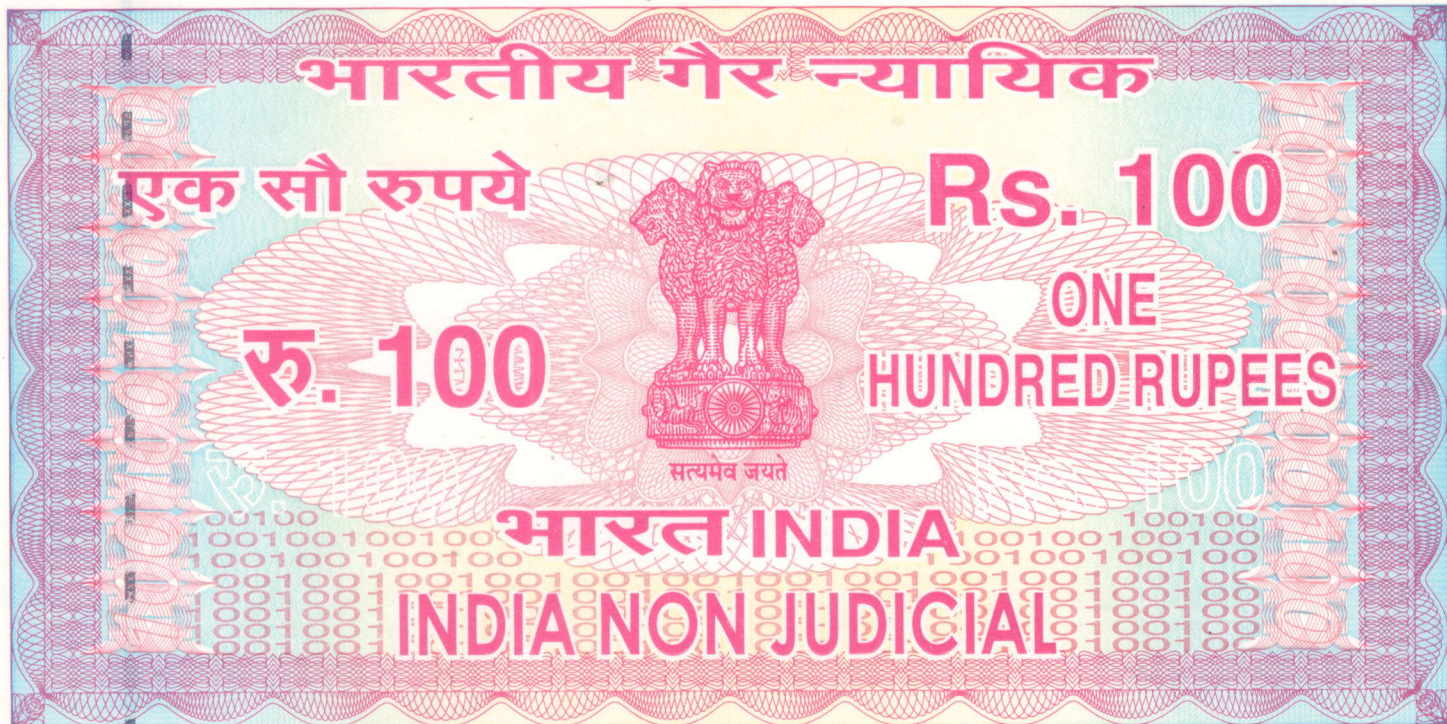




गोवा GOA

DATE 17/02/25 SR. No. 8545 VALUE 100

B 766689

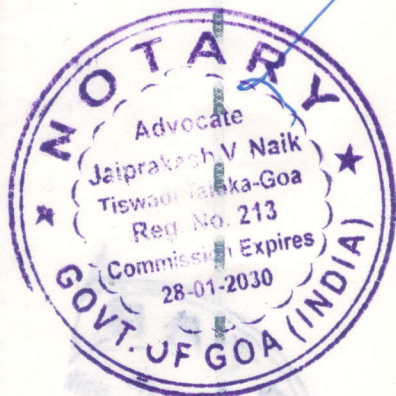
NAME OF PURCHASER Vijay Sawardekar

RESIDENT OF Torvorim PURPOSE

PLACE OF VENDOR, PANAJI

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

PURCHASER SIGN



AFFIDAVIT

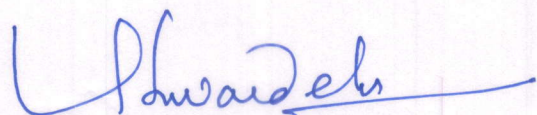
I, **Mr. Vijay P. Sawardekar**, son of Mr. Pandurang Sawardekar, age 64 years, Indian National, Managing Partner of Aditya Builders, Promoter/Builder of the Proposed Project, Aditya Sunniva (Phase-I), Penha De Franca, do hereby solemnly declare, undertake and state as under:

Vijay P. Sawardekar

1. That we as a Promoter/Builder have a legal title to the land on which the development of the project is proposed Aditya Sunniva (Phase-I), Penha-De-Franca, Bardez, Goa as the land is owned by us.
2. That the Project land is free from all encumbrances.
3. That this Affidavit is submitted for the purpose of providing details of litigations in respect to the Proposed Project "Aditya Sunniva (Phase-I), bearing Survey no. 184/1, situated at Penha-De-Franca, Village, Bardez, Goa.
4. There is litigation filed by the Previous Owner (Francisco Nicalav Fernandes) which we are continuing against the neighbours, restraining them from touching/damaging the traditional Gaddga-wall, (which is on the external side of the compound wall) existing on eastern side of the property. Also the outcome of the said litigation, has no bearing of whatsoever nature, on the completion and handing over of the Proposed Project.
5. The present litigation is pending "In The Court of Civil Judge Senior Division, 'C' Court at Mapusa, Goa".
Case No.: Regular Civil Suit No. 86/2019/C
Filing date: 15/04/2019
Party: Francisco Nicalav Fernandes
(Aditya Builders) Plaintiff
V/S
Prakash Arlekar & Ors. Defendants
Current Status: For Defence Evidence
6. That except for the above mentioned litigation, no other litigation is pending in respect of the Proposed project to the best of my knowledge and belief.

✓ Solemnly affirmed on 4th day of March, 2026 at Panjim, Goa

Deponent



(Mr. Vijay P. Sawardekar)

Verification

The contents of the above Affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed by me therefrom.

Verified by me at Panjim on this 4th day of March, 2026.

Deponent

Vijay P. Sawardekar

(Mr. Vijay P. Sawardekar)

Solemnly affirmed before me by the
Deponent, who is identified to me
by.....

JS MM

SHRI JAIPRAKASH V. NAIK
ADVOCATE & NOTARY
167/1 31st January Road
Opp. Hotel Venite, Panaji-Goa
Reg. No. 213

Notarial Registration No.

Date:

916/2026
4.3.2026

