भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

A 009891

Serial No.. 44 Place of Vendor: Margao Date: 3/4/25

Value of Stamp Paper ₹ 500/-

Name of the purchaser : Sebastia Jose Anselm Noronha

Fathers Name ..... Residence: .....

Purpose: ..... Transacting parties: .....

As there is no one single paper for the value of ₹ 500/-

Additional stamp paper for the completion of the value are attached along with

Stamp Vendor's Sign.

Mrs. Deepa Rajendra Naik

LIC. No.. JUD/VEN-...C/2/2018/AC-1/6314

Dated 29/05/2018 Margao - Goa

Signature of purchaser

NOTARY NAVIN SERAO GOVT. OF INDIA

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

NOTARY
PAVITA SER

Affidavit cum Declaration of **Mr. Sebastia Jose Anselm Noronha,** s/o Antonio Jose Noronha, aged 42 years, married, business, Indian National, Aadhar card No. , r/o H.No. 59, Duncolim, Seraulim, Salcete, South Goa 403708, Authorized person in **Greystone Real Estate Developers (Developer- Promoter)** and duly authorized by **Fairplay Properties Private Limited,** the Landowner Promoter of the proposed project named "**Nuvem Green Meadows**",

I, **Mr. Sebastia Jose Anselm Noronha** son of **Mr. Antonio Jose Noronha**, aged 42 years, married, business, Indian National, Aadhar Card No. , r/o H.No.59,Duncolim,Seraulim,Salcete,South Goa, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title Report to the land on which the development of the Project is proposed

OR

Fairplay Properties Private Limited Have a legal title Report to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

(2) That the project land is free from all encumbrances.
OR
That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is **31/03/2028.**

(4) (a) For new projects: That seventy per cent of the amounts realized by me/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.

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(b) For ongoing project on the date of commencement of the Rules—

(i)That seventy per cent of the amounts to be realized hereinafter by me/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.

OR

(ii)That entire amounts to be realized hereinafter by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(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.

(6) That I/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 I/the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That I/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

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changes occurring.

(9) That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I/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 **15th April 2025**

Mr. Sebastia Jose Anselm Noronha
Deponent

Verification

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

Verified by me at Margao Goa on this 15th day of April 2025

Mr. Sebastia Jose Anselm Noronha
Deponent

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Solemnly Affirmed before me
who is identified by ACNb.

ADV. RAVINDRA SERRAO
NOTARY (Govt. Of India)
Reg. No: 1075/2025
Date: 15/4/2025

FAIRPLAY PROPERTIES PRIVATE LIMITED

Regd. Office: 202, Shree Ram Ind. Estate (Pandey Compound) Near Saraswati Tower,
Old Nagardas Cross Road, Andheri (E), Mumbai 400069

CIN: U74999MH2008PTC179307 Email: compliance.co@ashokgoeltrust.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF FAIRPLAY PROPERTIES PRIVATE LIMITED HELD ON TUESDAY, 15TH APRIL 2025 AT THE REGISTRED OFFICE OF THE COMPANY

"RESOLVED THAT Mr. Sebastia Jose Anselm Noronha, be and is hereby authorized on behalf of *Fairplay Properties Private Limited* for the specific purpose of applying for registration of the real estate project titled **"NUVEM GREEN MEADOWS"**, situated at Survey No. 264/1-B and 264/1-C, Nuvem Village, Salcete Taluka, Goa -403601, under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the applicable rules and regulations of the Goa Real Estate Regulatory Authority (Goa RERA);

RESOLVED FURTHER THAT Mr. Sebastia Jose Anselm Noronha is hereby authorized to undertake all related procedures, submit necessary documents, declarations, affidavits, make payments, correspond with the Goa RERA authorities, and do all such acts, deeds, and things as may be necessary or incidental in relation to the aforesaid registration and compliances for the said project;

RESOLVED FURTHER THAT a certified true copy of this resolution be provided to the concerned authorities as and when required."

For Fairplay Properties Private Limited

FAIRPLAY PROPERTIES PVT. LTD.

Ramesh Chander Gupta
Director
DIN: 07531730

Date: 15/04/2025
Place: Mumbai