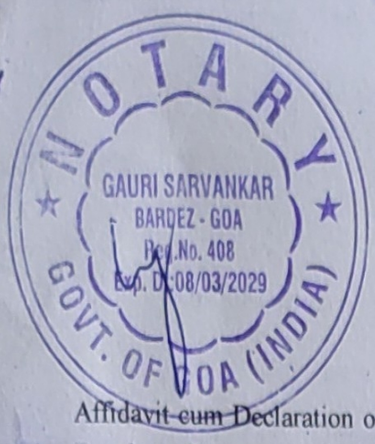


FORM 'II'
[See rule 3(6)]

**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. Vinay Nayak** authorized person of **NYK Realty** LLP duly authorized by the Developer Promoter and **Mr. Varun Nayak** duly authorized by **Mr. Narendra Ram Nambula,** the Landowner Promoter of the proposed project named "**THE PATIO BY NYK REALTY**",

I, **Mr. Vinay Nayak** son of Mr. H. Vithal Nayak, major of age, and Indian national, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

**We** 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.

(1) 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.

(2) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is **01/10/2028.**

(3) (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.

(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.

(4) 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.

(5) 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.

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

(7) 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 changes occurring.

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

(9) 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 **29th** September, 2025

**Mr. Vinay Nayak**
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 Goa **29th** September, 2025

**Mr. Vinay Nayak**
Deponent

SR No - 3483/25

I hereby attest the signature/L.H.T.I. of Shri /Smt./Miss. Vinay Vithal Nayak R/o - Flat No - S1, H.No - 223, Bldg B, Samrudhi lifestyle Pehna de francai opp - Diamond hardware Porvorim. Bardez Goa - 403101 who has been identified before me by Aadhaar Card No. - [redacted] ~~who is personally known to me~~ registered under No. 3483/2025 dtd - 29/09/2025

SWORN BEFORE ME

GAURI SARVANKAR
NOTARY FOR BARDEZ TALUKA
STATE OF GOA (INDIA)

NOTARY GAURI SARVANKAR BARDEZ - GOA Reg. No. 408 Exp. Dt: 08/03/2029 GOVT. OF GOA (INDIA)

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL