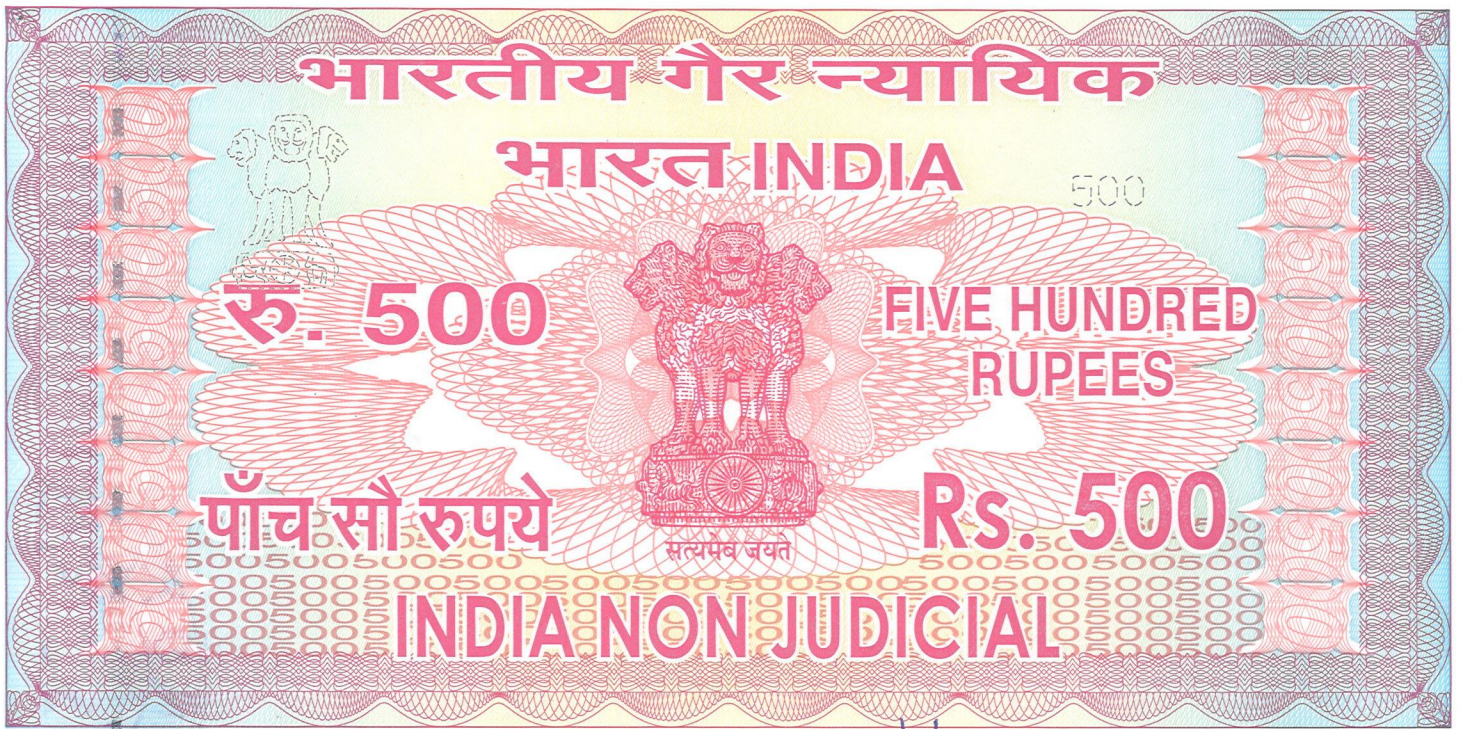




गोवा GOA

SI. No. 8387 Place of Vend: Margao. Date of Issue: 23/3/26
Value of Stamp Paper: 500/-
Name of the Purchaser: Akash Ambi
Residing at: Navelim
S/o:

A 074217
TONY FERNANDES
Govt. Authorised Stamp Vendor
Licence No. JUD/VER-LIC/1/2013/AC-I
Shop No. 4, Ave Maria Building.
Margao-Goa Ph: 2731274



Stamp Vendor Signature Signature of Purchaser

FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Amit Ratan Naik** and **Mr. Akash Yallappa Ambi**,
developers and landowners of the proposed project named "A N Imperial."

We, **Mr. Amit Ratan Naik**, aged 41 years, Adult, Occupation: Business, residents of
H.No113/C/FF-F-2,1st Floor,Telaulim, 2nd Daddio, Navelim, Goa - 403707 and **Mr.**

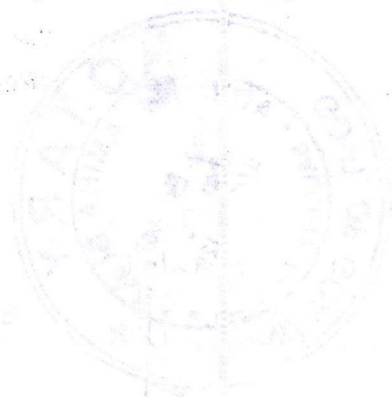
Akash

Yallappa Ambi, aged 21 years, Adult, Occupation: Business, resident H.No

A.R. Naik

Ambi

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FORM 11

Notary Seal

Notary Seal

113/H-B, Ground floor of Taulim, 2nd Daddio, Navelim, Goa - 403707, promoters of the proposed project, do hereby solemnly declare, undertake and state as under:

(1) That We promoters have a legal title Report to the land on which the development of the project is proposed

OR

have/has 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.

(3) That the time period within which the project shall be completed by us/promoters from the date of registration of project; is 15/04/2028.

(4) That seventy per cent of the amounts realised 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 We/the promoters 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 We/the promoters shall take all the pending approvals on time, from the competent authorities.

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

(10) That We/the promoters 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 Dated 23/03/2026

Deponents

1 A.R. Naik

2 Amber

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 Navelim on Dated 23/03/2026

A.R. Naik

Amber

1 A.R. Naik

2 Amber



113/H-B, Ground floor of Telaulim, 2nd Dabbio, Navelim, Goa - 403707, promoters of the proposed project, do hereby solemnly declare, in

(1) That We promoters have a legal Report project is proposed OR have a legal Report to the land on which to be carried out AND legally valid authentic copy of the Report between the real estate.

(2) That the project is proposed in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2017.

(3) That the date of registration of project is 12/04/2024

ADV. Ms. AMINA BI AGA
NOTARY
SALCETE TALUKA
State of Goa (India)
Reg. No. 1108/26
Date: 23/8/2026

(4) That seventy per cent of the amounts realised 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (i) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) Act, 2017.

(6) That We/the promoters 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 We/the promoters shall take all the pending approvals on time from the competent authorities.

(8) That We/the promoters 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 We/the promoters have/have not furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That We/the promoters shall not discriminate against any allottee at the time of allotment of any apartment/plot of building as the case may be.

Solemnly affirmed on Date 23/08/2026

Deponents

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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 Navelim on Date 23/08/2026

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