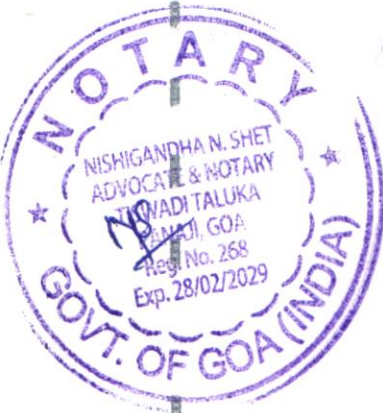




गोवा GOA

A 117610

Date: 11/8/26 Sr. No. 2677 Value Rs. 500/-
Name of Purchaser: Alcon Developers
Resident of:
Fathers Name:
Mothers Name:
Purpose:
Sign of Vendor: Sign of Purchaser:
Vendor Name: Hemang Doshi Vendor Place: Panaji
Regd. No. PAC/STP/VAR/01/2020/32 Mob No.: 9850083705



FORM 'II'

[See rule 3(6)]

Affidavit Cum Declaration

I, AMEY VITHAL NAIK PANVELKAR, age- 41 years, son of Shri Vithal Naik Panvelkar, Indian National resident of Panaji, Goa, Authorised Signatory of M/s **ALCON DEVELOPERS**, a Partnership Firm duly registered under the Indian Partnership Act, 1932 with its registered office at Sukerkar Mansion, 1st Floor, M. G. Road, Panaji, Goa 403001, having PAN Card No. AACFA6290L,

(Signature)

the Promoter of the project named “**PANORA**”, duly authorised vide its Authority Cum Consent letter dated 06.07.2026, do hereby, for and on behalf **ALCON DEVELOPERS**, solemnly declare, undertake and state as under:

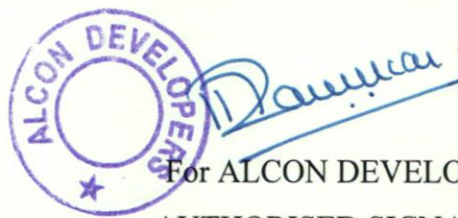
- (1) That Promoter Alcon Developers has a legal title Report to the land on which the development of project “PANORA” is proposed.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by promoter from the date of registration of project is 31.05.2031.
- (4) That seventy per cent of the amount to be realised hereinafter by 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.
- (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 utilised 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 approvals on time, from the 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.



(Handwritten signature)

- (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.

Solemnly affirmed on 11th August, 2026 at Panaji, Goa;



For ALCON DEVELOPERS

AUTHORISED SIGNATORY

MR. AMEY VITHAL NAIK PANVELKAR

Nishigandha

Nishigandha N. Shet

Advocate & Notary

Tiswadi Taluka

Panaji - Goa

Reg. No. 268

SOLEMNLY AFFIRMED AND VERIFIED

BEFORE ME BY Amey Naik Panvelkar

WHO IS IDENTIFIED BEFORE ME on basis of

Pan Card WHOM I KNOW

SR. No. 4198 DATED 11/08/2026

