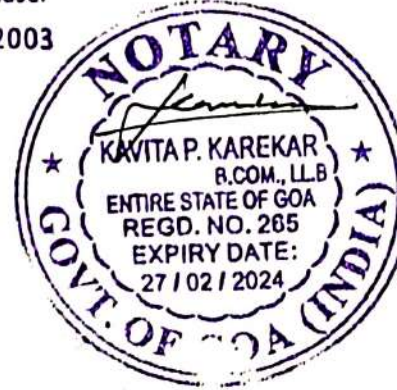




गोवा GOA

Serial No. 20584 place of St. Vennd Mapusa Date 29/10/22
Value of Stamp paper for paramount HOMES Realtors LLP 783414
Name of Vendor _____ Name of Purchaser _____
Residence of Vendor St. Silim Son of _____
Signature of Vendor _____ Signature of Purchaser _____
C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003



FORM 'II'

[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Aaron Franz D'Souza partner of Paramount Homes Realtors LLP promoters of the project named ~~_____~~ duly authorized by the promoter of the proposed project named Paramount Sky-suites, vide ~~its~~/his/their authorization No. NIL dated 28th October 2022



Mr. Aaron Franz D'Souza, son of Mr. Frank Conrade D'Souza, aged 45, Indian national, resident of Paramount Villas, Marna, Siolim, Goa, promoter of the proposed project / duly authorized by the promoter of the proposed project do here by 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

AND

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

- (2) That 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 time period within which the project shall be completed by me/ promoter is 28/10/2025;

- (4) (a) For new projects:

That seventy per cent of the amount 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 data of commencement of rules~~

~~(i) That seventy per cent of the amount to be realised hereinafter by me/promoter for the real estate project from the allottees, for time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.~~

OR

~~(ii) That entire amount to be realised hereinafter by me/ promoter for the real estate project from the allottees, for time to time, shall be deposited in a separate account to be maintained in a schedule 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 project.~~

- (5) That amount from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with the rule 5 of Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agent, Rates of Interest and Disclosures on Website) Rules, 2017.

- (6) That I/ the promoter shall get the account 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 the 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 if the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That if 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.
- (9) That if the promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That if the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

Solemnly affirmed on 31st Day of October 2022 at Mapusa Goa

Deponent Mr. Aaron Franz Dsouza
Identified by: Assessor card
no. [REDACTED] 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 Mapusa, Goa on this 31st Day of October 2022

Deponent Mr. Aaron Franz Dsouza
Identified by: Assessor card
no. [REDACTED]



Executed before me
Reg. No. 3334/2022
Dated: 31/10/2022

KAVITA P. KAREKAR
NOTARY FOR
ENTIRE STATE OF GOA (INDIA)