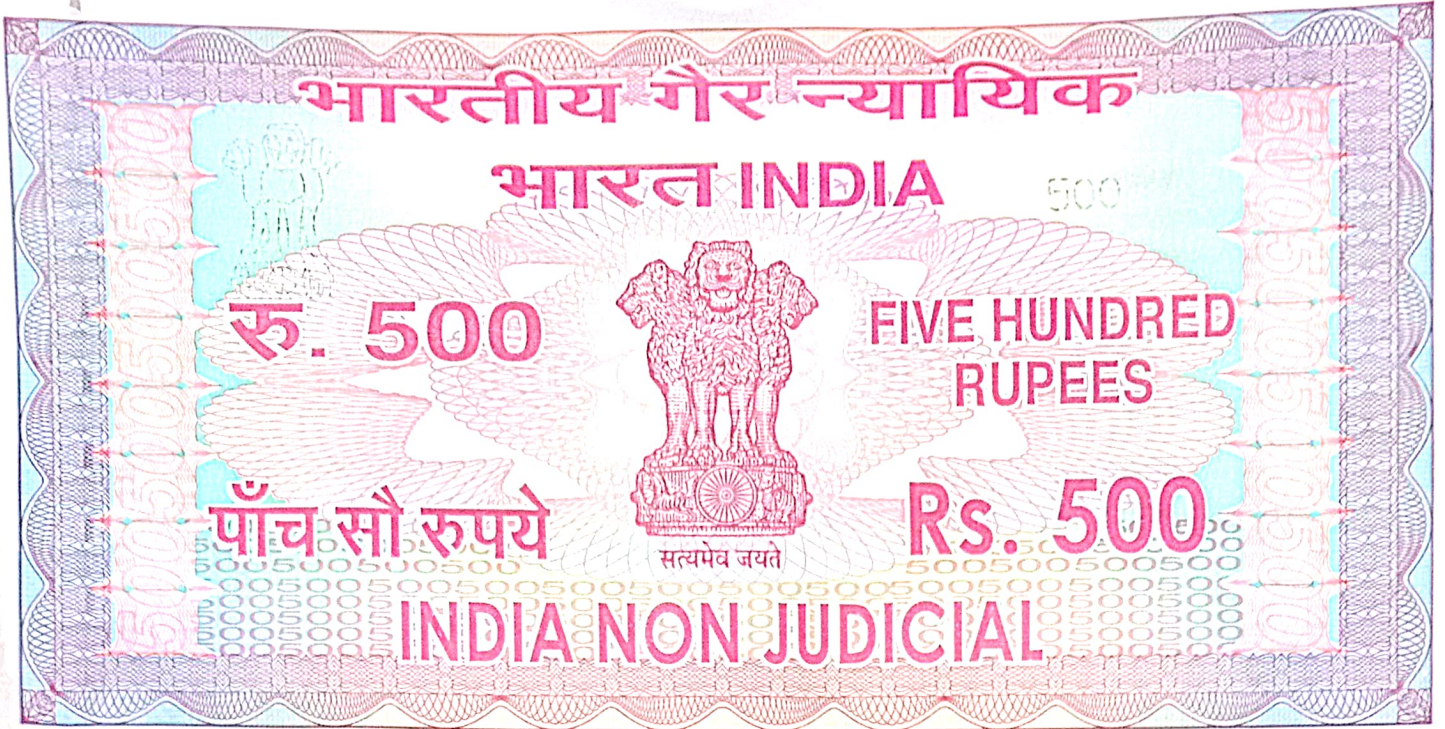




गोवा GOA

Serial No. G220 place of St. Vennd Mapusa Date 28/03/2026

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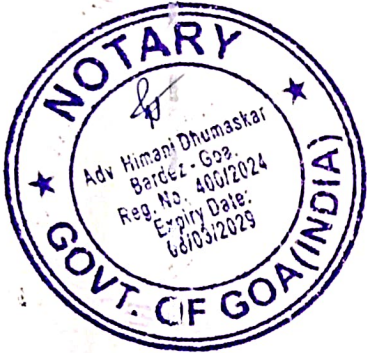
Value of Stamp paper 500/-

Name of Purchaser Aaron Franz Dsouza

Residence at Siolim Son of

Signature of Vender [Signature] 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 II, vide its/his/their authorization No. NIL dated 28th February 2026.

[Signature]

I Mr. Aaron Franz D'Souza, son of Mr. Frank Conrade D'Souza, aged 49, 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 10th December 2028;

- (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 date 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 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 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 maybe.



Solemnly affirmed on 30/03/26 day of March 2026 at Mapusa Goa

A. Souza

Deponent: Mr. Aaron Franz D'Souza



Verification

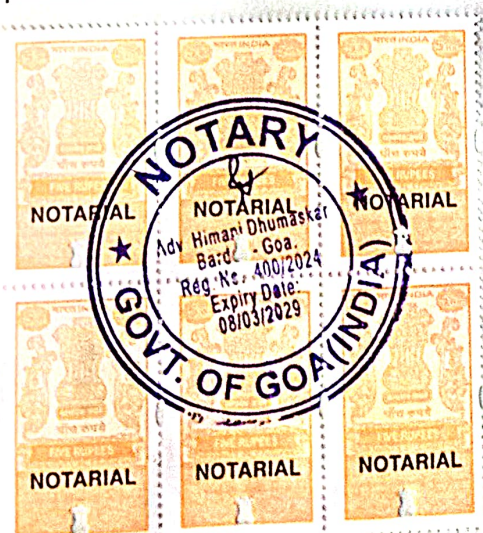
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mapusa, Goa on 30 day of March 2026

A. Souza



Deponent: Mr. Aaron Franz D'Souza



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Aaron D'Souza
WHO IS IDENTIFIED BEFORE ME BY
Radhika Land -
WHOM I PERSONALLY KNOWN
REG NO. 428/26 DATED.. 30/3/26

Dhumaskar
ADV. HIMANI DHUMASKAR
NOTARY AT MAPUSA BARDEZ TALUK
STATE OF GOA - INDIA