



गोवा GOA



Stamp No. 22856 Place of St. Vend Mapusa Date 28/8/18 421604  
Value of stamp paper 500/-  
Name of Purchaser Cosme Costa Construction P.Ltd.  
Residence at Mapusa Son of J. Pandit  
Signature of Vendor J. Pandit Signature of Purchaser J. Pandit  
J. PANDIT - LIC NO. AC/STP/NE/34/2003

Affidavit cum Declaration

For Cosme Costa Construction Pvt. Ltd.

J. Pandit Director



Affidavit cum Declaration of **M/s Cosme Costa Construction Pvt. Ltd.**, a Company duly registered with the Registrar of Companies at Panaji, under no. U26942GA1994PTC001665 and PAN NO. AABCC9637R, having its registered office at Altinho, Mapusa, Bardez Goa, hereinafter referred to as "the Company" or as the "**Promoter**" represented herein through its Director **Mr. Ryan S. Cosme Costa**, Age 43, Occupation Business, Residing at E8/56, Altinho, Mapusa, Bardez Goa, promoter of the proposed project / duly authorized by the promoter of the proposed project '**TITANIUM**' at Carrasco Waddo, Mapusa, Bardez – Goa 403 507, vide their authorization Dated 13/02/2018;

I, **Mr. Ryan S. Cosme Costa**, Director and promoter of the proposed project '**TITANIUM**' / duly authorized by the **Promoter** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Company has a legal title Report to the land on which the development of the project 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 the Company / **Promoter** from the date of registration of project ; is 31/03/2021.
4. (a) For new projects :

That seventy per cent of the amounts realised by the Company 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development ) (Registration of Real Estate Projects,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 Company/ **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.

7. That the Company/ **Promoter** shall take all the pending approvals on time, from the competent authorities.

8. That the Company/ **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.

For **Cosme Costa Construction Pvt. Ltd.**



Director






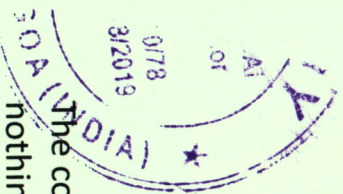
9. That the Company/ **Promoter** have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Company/ **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 28<sup>th</sup> day of August 2018 at Mapusa, Goa.

For Cosme Costa Construction Pvt. Ltd.

  
Deponent Director



### Verification

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

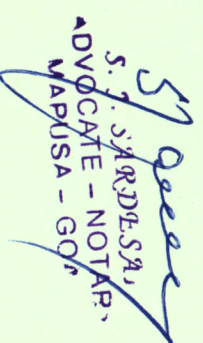
Verified by me at on this day of 28/08/2018 at Mapusa, Goa.

For Cosme Costa Construction Pvt. Ltd.

  
Deponent Director

**BEFORE ME**  
MAPUSA - GOA ON. 28 AUG 2018



  
S. J. SARDesai,  
ADVOCATE - NOTARY,  
MAPUSA - GOA

Reg. No. 17076/2018