गोवा GOA

13-12-2022
782503

Serial No 58163 place of St. Vennd Mapusa Date
Value of Stamp paper 500
Name of Purchaser Cosme Costa & Associates
Residence at Mapusa Son of
Signature of Vendor Signature of Purchaser
C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003

NOTARY
S. J. SARDESAI
Bardez Senior Division
Reg. No. 10/78
Exp. Dt. 8/8/2024
GOVT. OF GOA (INDIA)

FORM 'II'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **M/s Cosme Costa & Associates** through its Partner Mr. Ryan Savio Cosme Costa, Age 48 years, Occupation Business, Residing at House no. 2/FI-1, Models Boulevard, Kerant, Opp. Sapana Sea Mist, Caranzalem, North Goa Pin Code - 403002, promoter of the project named **VILLA VASU,** Villa Project duly authorized by the promoter of the proposed project, vide its/his/their authorization No. NIL dated 05/11/2022;

I, Mr. Ryan Savio Cosme Costa, Age 48 years, Occupation Business, Residing at House no. 2/FI-1, Models Boulevard, Kerant, Opp. Sapana Sea Mist, Caranzalem, North Goa, Pin Code - 403002, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby 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.

(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 30/11/2025;

(4) (a) For new projects: 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.

(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(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 I/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 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.

NOTARY
J. SARDESAI
rdez Senior
Division
lo. 10/78
7/8/2024
(INDIA)

(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 may be.

Solemnly affirmed on Dated 16/12/2022.

Deponent

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 on Dated 16/12/2022.

Deponent

NOTARY
S. J. SARDESAI
Bardez Senior
Division
Reg. No. 10/78
Exp. DL 8.8.2024
GOVT. OF GOA (INDIA)

BEFORE ME
MAPUSA - GOA ON 16 DEC 2022
S. J. SARDESAI
ADVOCATE - NOTARY
MAPUSA GOA

NOTARY
S. J. SARDESAI
Bardez Senior
Division
Reg. No. 10/78
Exp. DL 8.8.2024
GOVT. OF GOA (INDIA)

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Reg. No. 22431/2022