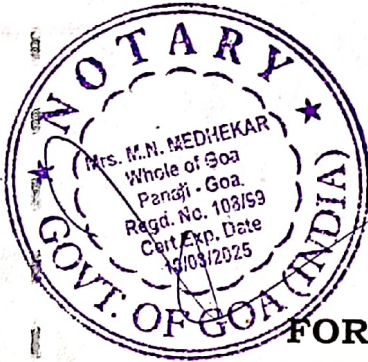


गोवा GOA

Serial No. 5412 Place of Vendor, Panaji Date 12/4/23
Value of Stamp Paper Coastal Sea Reellers
Name of Purchaser Coastal Sea Reellers
Residence _____ Name of Father _____
Purpose _____ Transacting Parties :
Sign of Stamp Vendor _____ Sign of Purchaser M. M. Dhing
Mangala N. Karimkar
License No. AC/12/2023

804747



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

I, MR MAHESH MEGHRAJ DHING , S/o Meghraj Dhing ,
42 years of age, Indian national, Aadhar card no

M. M. Dhing

R/o 2681 B Ward , Satamari Galle, PTM Talim,
Manglwar Peth Kolhapur, Karvir , Kolhapur, Maharashtra
416012 duly authorized signatory via dated 08/02/2023
in **COASTAL GOA REALTORS LLP**, is incorporated
pursuant to section 12(1) of the Limited Liability
Partnership Act, 2008 and having Identification No
, having PAN Card No . which is having
registered office at H.No. 456, Gawade wada, Corgao,
Pernem , for the proposed project “ MERAK” situated at
Morjim Village in Pernem Taluka hereby solemnly declare
undertake and state as under:



1. That promoter has a legal title Report to the land on
which the development of the project is proposed

OR

Have / has a legal title Report to the land on which the
development of the proposed project is to be carried out

AND

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

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

OR

That detail encumbrances including dues and litigation,
details of any rights, title, interest or name of any party in
or over such land , along with details.

m. m. Dhing

3. That the time period within which the project shall be completed by promoter from the date of registration of project, is 15/02/2026

4.a) For New projects: That seventy per cent of the amounts realised by me / promoter for real estate project from 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 Percent of the amount to be realized 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 amount to be realized herein after 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 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 the project.

5. That the amount from the separate account shall be withdrawn in accordance with Section 4(2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate agents, rates of Interest and Disclosures on website) Rule, 2017.

mimdhing



6. That Promoter shall get the account audited within six months after the end of every financial year by a chartered accountant in practice 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 amount 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 Promoter shall take all the pending 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.

9. That the Promoter have /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.

11. That this Affidavit is made for the purpose of submitting / uploading in the Goa RERA office / Site for the purpose of RERA registration of the proposed project

Solemnly affirmed on 10th day of February , 2023 at Panjim - Goa



M.M. Phing
DEPONENT

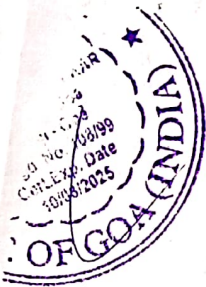
VERIFICATION

MR MAHESH MEGHRAJ DHING , S/o Meghraj Dhing , 42 years of age, Indian national, Aadhar card no

R/o 2681 B Ward , Satamari Galle, PTM Talim, Manglway Peth Kolapur, Karvir , Kolhapur, Maharashtra 416012 duly authorized signatory in **COASTAL GOA REALTORS LLP**, is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008 and having Identification No AAY -6018, having PAN Card No .

which is having registered office at H.No. 456, Gawadewada, Corgao, Pernem , Goa for the proposed project " MERAK " situated at Morjim Village in Pernem Taluka states that the Content of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

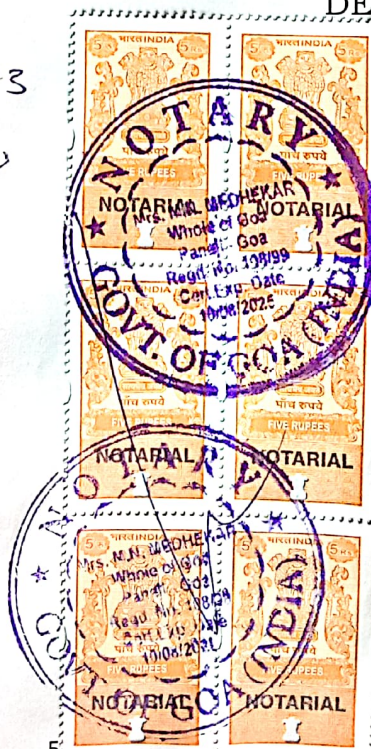
Verified by me on 10th day of February , 2023 at Panjim - Goa



This document power of attorney agreement, affidavit is executed before me and I attest its execution
Reg. No. 554 Date 10/02/2023
at Panaji Tiswadi Goa.

MEERA MEDHEKAR
ADVOCATE & NOTARY
Pinto Chambers, M. B. Road,
Panaji - Goa.
Cer. Exp. Date 10/08/2025

M. M. Dhing
DEPONENT



COASTAL GOA REALTORS LLP

Reg Add :- C/O SONU K GAWADE KORGAO , PERNEM GOA NORTH GOA
403512 IN

LLPIN:AAY-6018

Email ID : cogoarealors@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF COASTAL GOA REALTORS LLP HELD ON MONDAY FEBRUARY 08, 2023 AT REGISTERED OFFICE AT C/O SONU K GAWADE KORGAO , PERNEM GOA NORTH GOA 403512 IN AT 11 A.M

The Board was informed that the LLP is required to obtain the registration under different legislation, as may be applicable on the LLP, and therefore an officer/employee of the LLP needs to be authorized in this regard to make applications to various statutory authorities/regulatory bodies, etc. to obtain the registration on behalf of LLP.

The Board considered the same. Upon motion duly made and seconded, it was:

“RESOLVED THAT MR MAHESH MEGHRAJ DHING , S/o Meghraj Dhing , 42 years of age, Indian national, Aadhar card no R/o 2681 B Ward , Satamari Galli, PTM Talim, Mangalwar Peth Kolhapur, Karveer , Kolhapur, Maharashtra 416012 be and is hereby authorized to apply for registration with different central, state, semi-government, municipal, local and other authorities, as may be required, and to sign on behalf of the LLP, various forms, proofs, tenders, letters, agreements and any other documents”

“RESOLVED FURTHER THAT MR MAHESH MEGHRAJ DHING be and is hereby authorized to approach and represent the LLP with all such authority as and when required, and to do all such acts, deeds and things as may be necessary for incidental in this regard.”

“RESOLVED FURTHER THAT Mr. AMOL MARUTIRAO VADIYAR Or any other Designated Partner of the LLP jointly or severally may revoke this authority at any time whenever they think fit by passing a Board Resolution.”

FOR COASTAL GOA REALTORS LLP

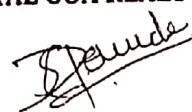
COASTAL GOA REALTORS LLP



Designated Partner

**AMOL MARUTIRAO VADIYAR
DESIGNATED PARTNER
DPIN: 03524110**

COASTAL GOA REALTORS LLP



Designated Partner

**DASHMI GAWDE
DESIGNATED PARTNER
DPIN: 09319450**

Place: Panaji
Date: 08/02/2023