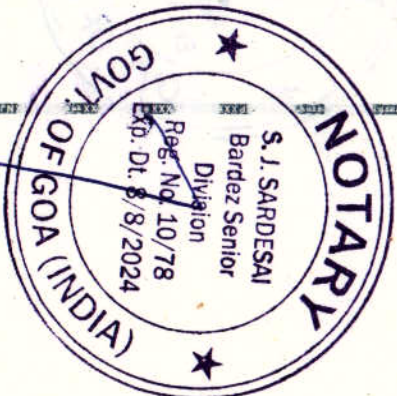




गोवा GOA

27-12-2022
802141



Serial No. 5885 (Place of St. Venind Mapusa Date
Value of Stamp paper 500
Name of Purchaser Cosme costa & Associates
Residence at Mapusa Son of SP
Signature of Vendor SP Signature of Purchaser SP
C.I. 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
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 **Aangan**, Villa Project duly authorized by the promoter of the
proposed project, vide its/his/their authorization No. NIL dated 26/12/2022;

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 31/12/2026;
- (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) (i) (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.



(10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any villa, apartment, plot or building, as the case may be.

Solemnly affirmed on Dated 02/01/2023.

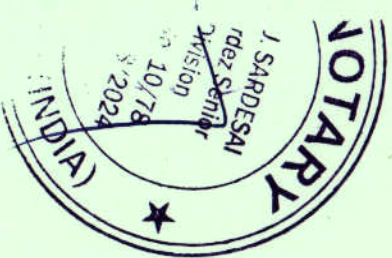

Deponent

Verification


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

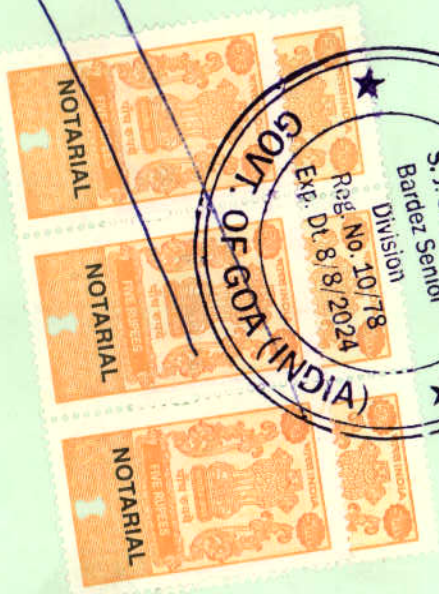
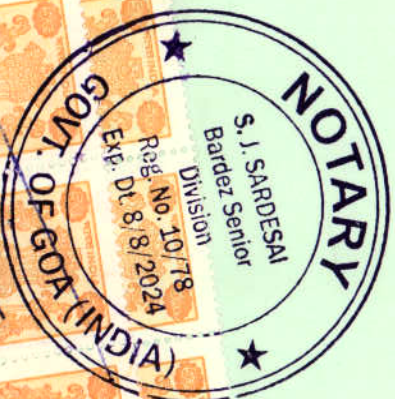
Verified by me at Mapusa on Dated 02/01/2023.


Deponent



BEFORE ME 2 JAN 2023
MAPUSA - GOA ON


S. J. SARDESAI
ADVOCATE - NOTARY
MAPUSA - GOA



36/2022