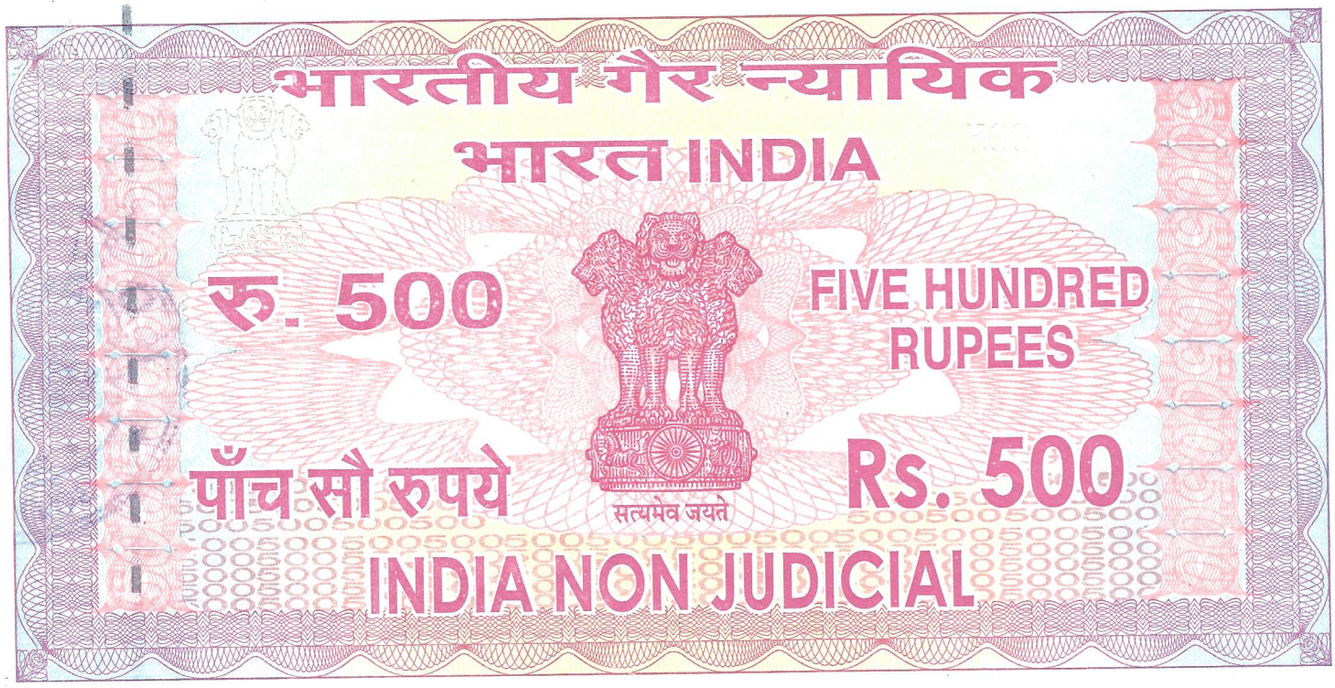

गोवा GOA

TYWEEN XEROX, MARGAO
Licence No. JUD/STP/5/2002/AO
R. AQUIAR, MARGAO

878680

Sr. No. 7483 Place: Date: 29/5/21
Value of Stamp Paper: 500
Name of Purchaser: Alisha Fernandes
Residence: Type of Document:
Purpose: Transaction Party:

Signature of Stamp Vendor

Signature of Stamp Purchaser

NOTARY ADV. MS. PATSY DA SILVA Regd. No. 464 Expiry date: 7/03/2029 SALCETE TALUKA GOVT. OF GOA (INDIA)

FORM "II"

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

Affidavit Cum Declaration

NOTARY ADV. MS. PATSY DA SILVA Regd. No. 464 SALCETE TALUKA Expiry date: 7/03/2029 GOVT. OF GOA (INDIA)

Affidavit cum Declaration of Mr. Royston Joseph Caetano Costa Proprietor of M/S Costa Constructions, promoter of the project named PRAÇA de COSTA

Mr. Royston Joseph Caetano Costa, Son of Mr. Delduque Costa , aged about 50 years, Indian National, Proprietor of M/s Costa Constructions, Promoter of the project so hereby solemnly declare, undertake and state as under:-

1. That we are sole owners of property surveyed under 101/11 situated in Seraulim village and have 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 us from the date of registration of the Project, is 20/05/2027.

4. That seventy percent of the amounts realized by us for the real estate project from the allotees, 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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (l) (D) read with rule 5 of Goa Real Estate(Regulation and Development) (Registration of Real Estate Projects, Registration of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 we shall get the accounts audited within six months as 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 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 we shall take all the pending approvals on time, from the competent authorities.

8. That we 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 we have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we 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 30th May 2024, at Margao Goa.

DEPONENT

Verification

The contents of the above affidavit cum declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Margao, Goa, on 30th May 2024.

Solemnly affirmed before me by
Mr/Mrs. Royston J. C. Cota
Who is identified before me by
Mr/Mrs. Adv. Saanu A Desai
/ Personally known to me
On this 30th day of May 2024

Adv. Ms. PATSY DA SILVA
NOTARY
SALCETE TALUKA
State of Goa (India)
Reg. No: 257/24
Date: 30/5/2024