



गोवा GOA



Serial No 1354 place of St. Vennd Mapusa Date 6/4/21

570078

Value of Stamp paper 500

Name of Purchaser Cosmo Costa Construction Pvt Ltd

Residence at Mapusa Son of _____

Signature of Vendor [Signature] Signature of Purchaser [Signature]

C.J. 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

[Signature]

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.

Affidavit cum Declaration of **M/s Cosme Costa Construction Pvt. Ltd.**, a Company duly registered with the Registrar of Companies at Panaji, under no. [REDACTED] and PAN NO. [REDACTED] 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 46, Occupation Business, Residing at E8/56, Altinho, Mapusa, Bardez Goa, promoter of the proposed project / duly authorized by the promoter of the proposed project 'CENTRAL PARK' at Cunchelim, Mapusa, Bardez – Goa 403 507, vide their authorization RESL.No. [REDACTED] Dated 26/11/2020;

I, **Mr. Ryan S. Cosme Costa**, Director and promoter of the proposed project 'CENTRAL PARK' / 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 31/12/2025.
4. (a) For new projects :

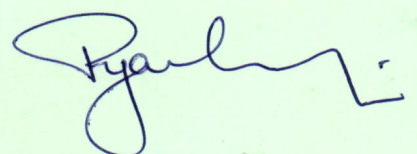
That seventy per cent of the amounts realised by the Company for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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.



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 07th day of April 2021 at Mapusa, Goa.

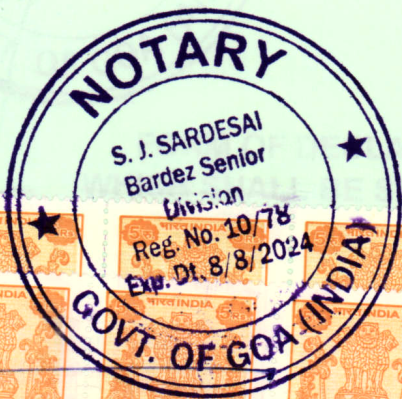


[Signature]
Deponent

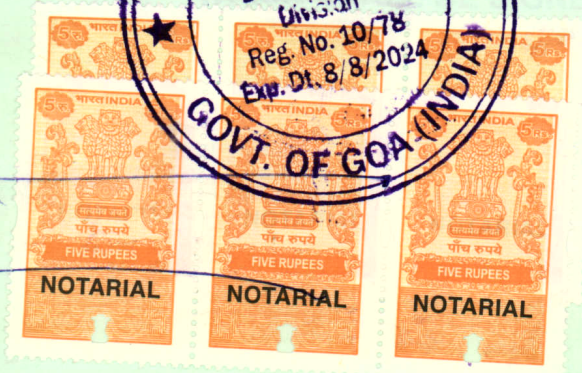
Verification

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 on this day of 07/04/2021 at Mapusa, Goa.



[Signature]
Deponent



BEFORE ME - 7 APR 2021
MAPUSA - GOA ON

[Signature]
S. J. SARDESAI
ADVOCATE - NOTARY
MAPUSA GOA

Reg. no. 4633/2021