



गोवा GOA St. No. 1989 Place of Vendor: MARGAO, Date of Issue: 21 SEP 2018 459614

Value of Stamp Paper Rs. 500/-
Name of the Purchaser ROYSTON COSTA
Son of J. COSTA - Residing at Margao

As there is no one single stamp paper for the value of Rs. _____
_____ additional stamp paper
for the completion of the value is attached along with.

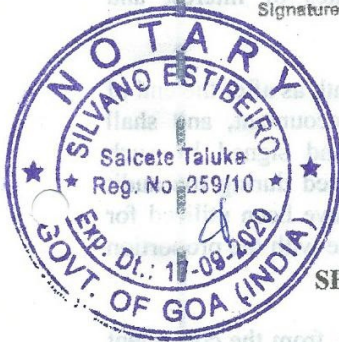
Signature of Vendor

Signature of Purchaser

H. U. D'Souza

Govt. Authorised Stamp Receiver
Maria Luiza Plaza, Shop No. 5-6
Comba Margao, Goa.
Ph. 2711449 - 9637092519

L. No. JUD / VEN - LIC / 2007 / AC-1



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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Royston Costa Proprietor of M/S Costa Constructions,
Promoter of the project named Costa Ninho Verde,

I Mr. Royston Costa, Son of Mr. Delduque Costa, aged 43 years, Indian National,
PROPRIETOR of M/s Costa Constructions, Promoter of the project so hereby
solemnly declare, undertake and state as under:-

[Signature]



1. That we have a legal title report to the land on which the development of the project is proposed

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.
3. That the time period within which the project shall be completed by us from the date of registration of project, is 15/12/2021
4. That seventy percent of the amounts realized by we 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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 we shall get the accounts audited within six month 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.

[Signature]



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 27th September 2018, at Margao Goa

[Signature]

[Signature]

DEPONENT.

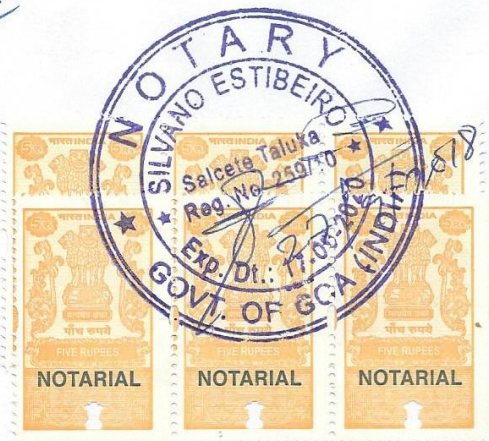
Holder of Aadhaar Card No.
2309 6395 3582

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 this day of 27th September 2018

[Signature]



Solemnly affirmed before me by
Royston Joseph Caetano Costa
Who is identified before me
Aadhaar No. 2309 6395 3582

to whom I personally known
Margao, this 27th day
of September 2018
Regd. No. 1548/2018

[Signature]
27/9/2018
SILVANO ESTIBEIRO
NOTARY