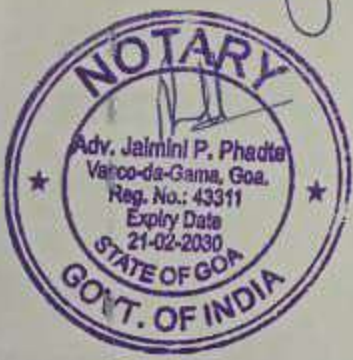




गोवा GOA Serial No. 240861 25-26 Place of Vending Vasco Date of Sale: 23 OCT 2025 974388
Vendor's Name: Apurva A Shet Address: Chicalim
Licence No.: JUDIVEN-LIC/1/26-15/AC-1
Value of Stamp Paper: Rs. 500/- Rupees Five hundred only
Name of Purchaser: Munir Khan
R/O: VASCO Name of Father: Akbar Khan
Purpose: Transacting Parties:
As there is no one single Paper for the value of Rs.
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor

Signature of Purchaser



FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Munir Khan authorized partner in M/s. **Munir and Suhel Construction LLP**, a limited liability partnership firm, having its registered address at Office No 201, 2nd Floor, Anand Chambers, F L Gomes Road, Vasco Da Gama, 403802 and duly authorized representative for landowners **Mr Jamie Antonio Piedade Costa** and **Ms Joaquina Caetano Pascaline Fernandes**, promoters of the project named "J. Costa's Green Woods Residency".

Handwritten signature of the declarant.

I, Mr. Munir Khan, Age 49 years, Adult, Occupation Business, Residing 401, Hill Top Residency, Behind Dias Building, Mangor Hill, Vasco Da Gama, Goa, 403802, 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

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.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project, is 25/03/2030.

(4) 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 apartment, plot or building, as the case may be.

Solemnly affirmed on Dated 23/10/2025

[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 Vasco-Da-Gama, Goa. on Dated 23/10/2025



[Signature]
Deponent



Sworn/Solemnly affirmed before me by
Shri/Smt. Munir Khan
who is identified before me by
his name and NO.
who is personally known to me
on this 23rd day of October 2025
Reg. No. 496/2025

[Signature]
23/10/2025

JAIMINI P. PHADTE
ADVOCATE & NOTARY
State of Goa
(Govt. of India)
Office No. 203, Second Floor,
2nd and Chambers, Vasco-da-Gama,
Goa-403802