

गोवा GOA

570303

Serial No. 8352 Place of vend MAPUSA Date 19/04/2021  
Value of Stamp Paper 500  
Name of Purchaser D. Kamol  
Residence at D. Kamol Son / Wife of P. Kamol  
As there is no single stamp paper for the value  
Value of Rs. \_\_\_\_\_ Additional stamp papers for the  
Completion of the Value is attached alongwith

Purpose \_\_\_\_\_

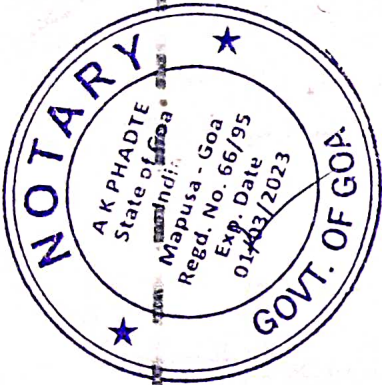
Transacting Parties

Signature of Vendor  
No. 22 (R.R.P Dessal)

Signature of Purchase

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. **DATTARAM PANDURANG KAMAT**  
Partner in **KAMAT CREATIONS**, duly authorized by the promoter of the  
proposed project named "**KAMAT PRIDE**", vide its/his/their  
authorization dated 20<sup>th</sup> April 2021;



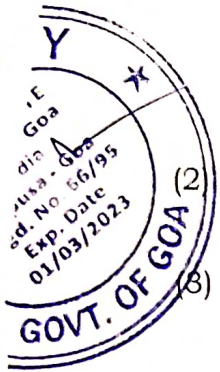
I, **Mr. DATTARAM PANDURANG KAMAT**, son of Pandurang Dattaram Kamat, aged 47 Years, Indian National, Partner in **KAMAT CREATIONS**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That I/promoter have/has a legal title Report to the land on which the development of the Project is proposed.

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 **30 /12 /2025**
- (4) (a) For new projects: That seventy per cent of the amounts realized 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 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 realized here in after 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)(l) (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.



*[Handwritten Signature]*

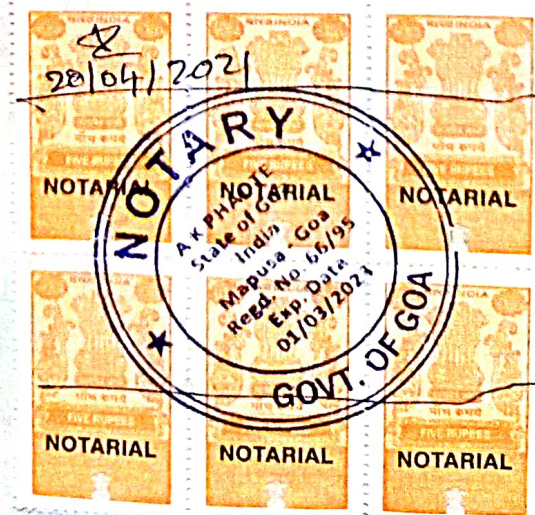
- (6) That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized 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 20<sup>th</sup> April, 2021

**Mr. DATTARAM PANDURANG KAMAT**  
Deponent

Solemnly affirmed before me  
Dattaram Pandurang Kamat  
who has been identified before  
me by \_\_\_\_\_  
known to me personally  
Mapusa On 20/04/2021  
Regd. No. 1869/2021

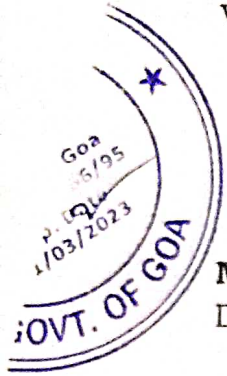
A. K. PHADTE  
NOTARY  
2nd Floor, Shalini Bldg. Pt. No. 4,  
State of Goa



## Verification

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

Verified by me at 20<sup>th</sup> April, 2021



Mr. DATTARAM PANDURANG KAMAT  
Deponent

Executed before me which I attested

A K Phadte  
Notary at Mapusa  
2nd Floor, Shalini Bldg, R. No. 4  
(State of Goa India)  
Reg No 1820/2024

