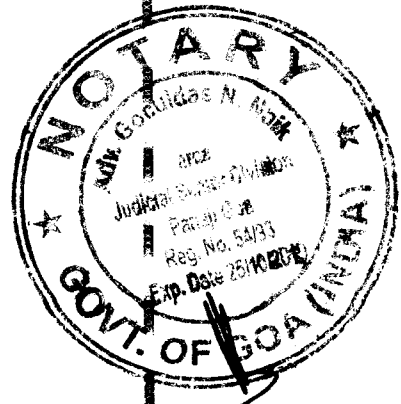


गोवा GOA

Serial No. 8924 Place of Vendor. Firm. Date 4/6/18 469166
Value of Stamp paper _____
Name of Purchaser Kamat Realty
Residence _____ Name of Father _____
Purpose _____ Transacting Parties :



Mr _____ Sign of Stamp Vendor
Mandata N. Karapurkar
License No AC/STP/VEN/747/99
Lhanat _____ Sign of Purchaser

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

Affidavit cum Declaration of Mr. Rohan R. Kamat, Managing Partner, duly authorized by Kamat Realty, the promoter of the project Kamat Vista, vide its authorization No. _____ dated 09/05/2018;

I, Shri. Rohan R. Kamat, son of Mr. Ramesh Anant Kamat, aged 30 years, Indian National, duly authorized by Kamat Realty, the promoter of the project Kamat Vista do hereby solemnly declare, undertake and state as under:

Lk

(1) That I have 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 the promoter from the date of registration of project; 15/11/2021;

(4) (a) For new projects: 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.

~~(b) For ongoing project on the date of commencement of the Rules—~~

~~(i) That seventy per cent of the amounts to be realised hereinafter by the 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.~~

OR

~~(ii) That entire amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.~~

(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.

(6) That 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 the promoter shall take all the pending approvals on time from the competent authorities.

(8) That 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.

Lk

Lk

(9) That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That 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 4th day of June 2018 at Panaji Goa.



ROHAN KAMAT
Deponent

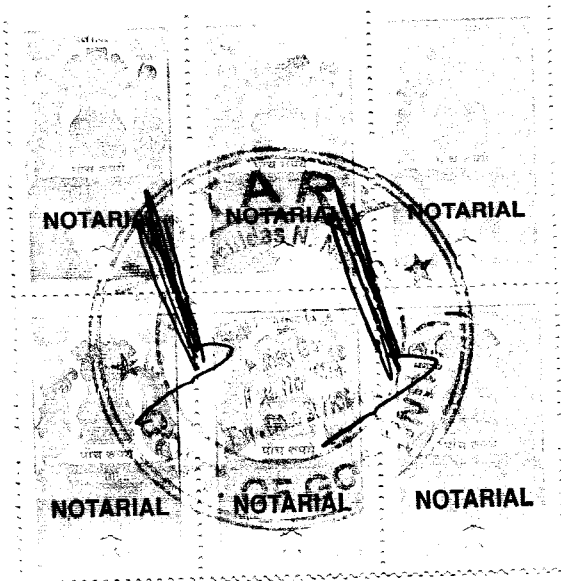
VERIFICATION

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

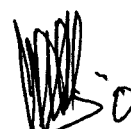
Verified by me at Panaji on this 4th day of June 2018.



ROHAN KAMAT
DEPONENT



Solemnly affirmed and verified before me
by Mr Rohan R. Kamat
4/6 Panaji Goa
Known to me
Serial No. 3211/18 Date 04/06/2018



04/06/2018
ADV. GOCULDAS N. NAIK
NOTARY AT PANAJI
STATE OF GOA - INDIA