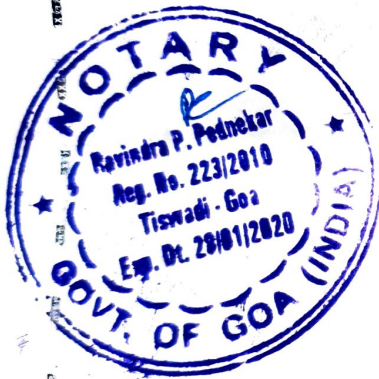




गोवा GOA



Shamsundar V. Kamat  
Panaji - Goa Lic No. 5/1992  
Jeshti Opp. Old Secretariat

Serial No. 431 Place of Vend Panaji, Date 27/06/19  
Value of Stamp Paper 500  
Name of Purchaser Shamsundar Kamat  
Residence Ribandar Name of Father \_\_\_\_\_  
Purpose \_\_\_\_\_

522384

My  
Sign. of Vendor

Kamat  
Sign. of Purchaser

### Affidavit Cum Declaration

Affidavit cum Declaration of KAMAT WEST COAST CONSTRUCTION INDIA PVT LTD, promoter of the project named WEST COAST RESIDENCY I, through its Director Mr. Shamsundar V Kamat duly authorized by the promoter of the proposed project, vide its authorization dated 14-Apr-19;

Kamat

That I Mr. Shamsunder V Kamat, 58 years of age, Indian National, Occupation Business, residing at "H No. 15, St. Pedro, Ribandar, Goa.", do hereby solemnly declare, undertake and state as under:

- (1) Promoter 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 Project is completed and completion order is enclosed herewith.

- (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 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 realized 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.~~

OR

*Kamat*





(ii) ~~That entire amounts to be realized 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) (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 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.~~

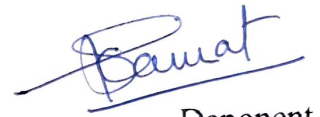
(7) ~~That I / the promoter shall take all the pending approvals on time, from the competent authorities.~~

(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.

*Dawat*

- (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 28<sup>th</sup> June 2019 at Panaji - Goa.

  
Deponent

Shamsunder V Kamat

### 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 28<sup>th</sup> June 2019.

Ravindra P. Pednekar  
Reg. No. 273/2010  
Tiswadi - Goa  
Exp. 26/06/2020

  
Deponent.

Shamsunder V Kamat



Solemnly affirmed before me by  
Shri/Smt. Sham. S. Wadga... Karnat

who has been identified by Sel...

EPIC No. GA/01/2012/012377 of Goa  
whom I personally know. th

Reg. No. 1338 Dated 28/06/2019

RCC

Ravindra P. Pednekar  
Notary For Tiswadi Taluka  
State of Goa (India)