



गोवा GOA

570149

Serial No. 7729 Place of vend MAPUSA Date 07/10/2021

Value of Stamp Paper 500

Name of Purchaser S. Kumar

Residence at Dodon Son/Wife of P. Kumar

As there is no single stamp paper for the value

Value of Rs. _____ Additional stamp paper for the

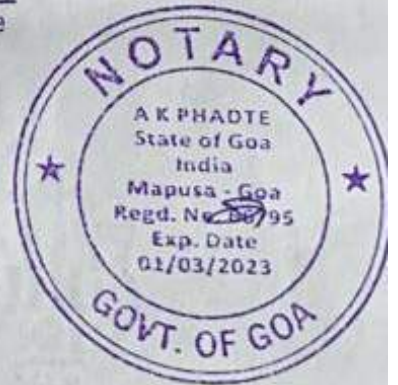
Completion of the value is attached along with

Purpose _____

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

Transacting Parties
Signature of Purchaser

AFFIDAVIT CUM DECLARATION



[Handwritten signature]
C.I.

Affidavit cum Declaration of P . D . Kamat Realty Private Limited

Promoter of the project named "**Kamat Lushfields**".

I, Shri. Shambhu Pandurang Kamat (Director), son of Pandurang Dattaram Kamat aged 37 years Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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.

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 25/06/2025
- (4) 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.



- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I /the promoter shall get the accounts audited within six months after 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

