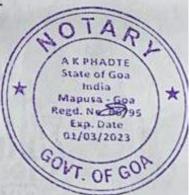


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AFFIDAVIT CUM DECLARATION



den't.

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.

That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa RealEstate (Regulation and Development) (Registration of Real Estate Projects,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

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No. 66/95
P- Date
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That 1/ the promoter shall take all the pending approvals on time, from the competent authorities.

- 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.
- That the promoter have/has furnished such other documents as have (9) 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 07th day of April 2021 at Mapusa.

of Goa

Goa 66/95 Identified By: Kishor Goud-Mar Dun menn

Deponent

Solemnly affirmed before me Shambhu · Kamat · who has been identified before me by Kishos Naik. Known to me personally Mapusa On 08041204 Regd. No.

NOTARY DE 04/2011

2nd Floor, Shalini Bidg, R. No. 4, State of Goa

