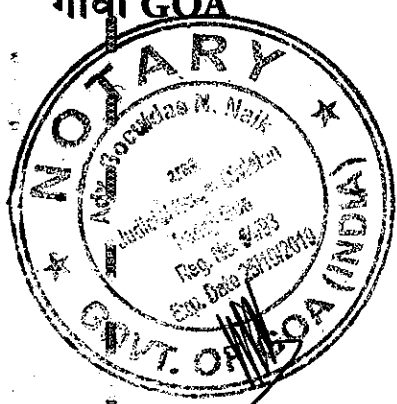


10/10



गोवा GOA



Serial No. 6270 Place of Vendor, Panaji, Date: 23/11/19  
 Value of Stamp Paper 500  
 Name of Purchaser Kamat Realty  
 Residence \_\_\_\_\_ Name of Father \_\_\_\_\_  
 Purpose \_\_\_\_\_ Transacting Parties: \_\_\_\_\_

404239

Sign of Stamp Vendor [Signature] Sign of Purchaser [Signature]  
 Mangala N. Karapurkar  
 License No AC/STP/VEN/747/99

**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 the promoter of the project Kamat Prime, vide its authorization No. \_\_\_\_\_ dated 21/02/2018;

I, Shri. Rohan R. Kamat, son of Mr. Ramesh Anant Kamat, aged 29 years, Indian National, duly authorized by the promoter of the project Kamat Prime do hereby solemnly declare, undertake and state as under:

- (1) 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.

Lk



(3) That the time period within which the project shall be completed by the promoter from the date of registration of project is 15/04/2019;

~~(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)(1)(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.

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(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 21<sup>st</sup> day of February 2018 at Panaji Goa.

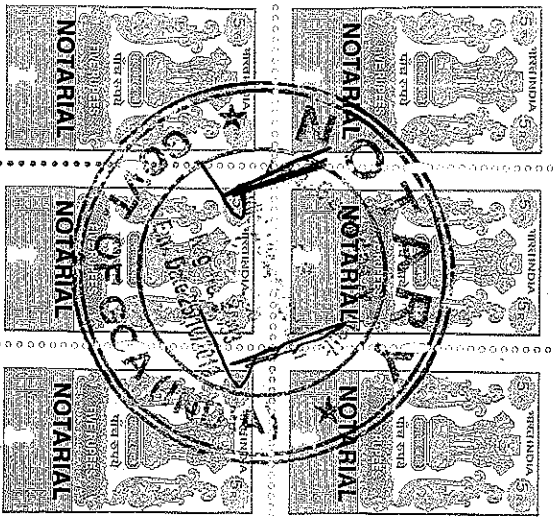
  
ROHAN KAMAT  
DEPONENT

#### 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 21<sup>st</sup> day of February 2018.

  
ROHAN KAMAT  
DEPONENT



Solemnly affirmed and verified before me  
by Rohan K. Kamat  
who is a Notary Public  
by P.D. Panaji 609  
known to me  
Notary No. 310/18 Date 21/02/18

  
21/02/2018  
ADV. GECCHADAS N. NAIK  
NOTARY AT PANAJI  
STATE OF GOA - INDIA