

गोवा GOA

Serial No. 8888 Place of Vendor, Panaji Date 11/7/24  
Value of Stamp Paper Rs. 500  
Name of Purchaser Rohan. Kamat  
Residence Panaji Name of Father R. Kamat  
Purpose Transacting Parties :

859281



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

Sign of Purchaser  
Rohan Kamat

**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**

Rohan Kamat



Affidavit cum Declaration of Mr. Rohan R. Kamat, duly authorized by the promoter of the project **KAMAT AVENUE**, vide its authorization letter dated 21/02/2018;

I, Mr. Rohan R. Kamat, son of Shri Ramesh Anant Kamat, aged 36 years, Indian National, duly authorized by the promoter of the project **KAMAT AVENUE** do hereby solemnly declare, undertake and state as under:

(1) That I have 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.

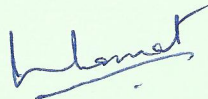
(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by the promoter from the date of registration of project; **06/09/2028**.

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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(I)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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





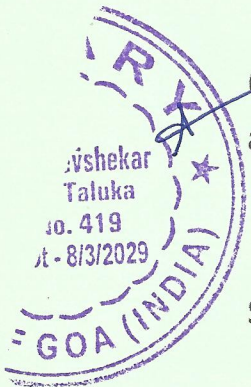


(7) That the promoter shall take all the pending approvals on time from the competent authorities.

(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.

(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 September 2024 at Panaji Goa.

MR. ROHAN R. KAMAT

Deponent

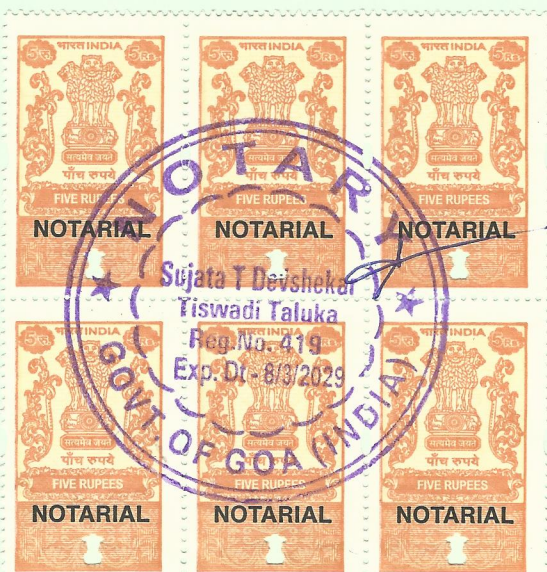
**VERIFICATION**

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 September 2024.

MR. ROHAN R. KAMAT

Deponent



Solemnly affirmed and Verified  
before me by Shri/Smt. ....Rohan..

...R. Kamat.....

Who is identified before me by  
Shri/Smt. ....

Whom I Know.

Sr. No. 209/2024. Dated. 21/09/2024

ADV. SUJATA T. DEVSHEKAR  
ADVOCATE & NOTARY  
TISWADI TALUKA  
State of Goa (India)