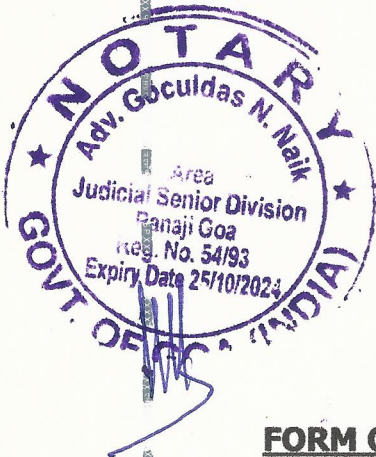


गोवा GOA

Serial No. 4688 Place of Vendor, Panaji Date 21/9/21
Value of Stamp Paper 500/-
Name of Purchaser Kamath
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

957705



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

Sign of Purchaser _____

FORM 'II'

[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTERS OR ANY PERSON
AUTHORIZED BY THE PROMOTERS

AFFIDAVIT CUM DECLARATION

Kamath

This Affidavit cum Declaration is sworn by Mr. Rohan R. Kamat, duly authorized by the Promoters i.e. **MIRAMAR STATE BANK OF INDIA EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LIMITED** and **M/S KAMAT REALTY** of the project **KAMAT PROMENADE**, vide its Power of Attorney registered under no.14/2020 dated 03/01/2020 before the Notary Public Adv Goculdas N. Naik at Panaji & letter of Authority dated 21/02/2018 respectively.

I, Mr. Rohan R. Kamat, son of Shri Ramesh A. Kamat, aged 36 years, Indian National, duly authorized by the Promoters i.e. **MIRAMAR STATE BANK OF INDIA EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LIMITED** and **M/S KAMAT REALTY** of the project **KAMAT PROMENADE** 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 Promoters 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 Promoters from the date of registration of project; **06/09/2028**.
- (4) For new projects: That seventy per cent of the amounts realized by me/Promoters 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(l)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 the Promoters 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 Promoters shall take all the pending approvals on time from the competent authorities.

(8) That the Promoters 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 Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That the Promoters 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 11th day of Oct 2024 at Panaji Goa. Lh

Lh

Lh

MR. ROHAN R. KAMAT

Deponent

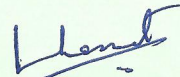
For Self and as a duly constituted
attorney for Miramar State Bank of
India Employees Co-operative
Housing Society Limited

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 11th day of October 2024.

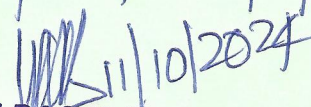



MR. ROHAN R. KAMAT

Deponent

For Self and as a duly constituted
attorney for Miramar State Bank of
India Employees Co-operative
Housing Society Limited

Solemnly affirmed and verified before me
by Rohan R. Kamat
Who is Deponent before me
at Miramar Panaji Goa.
Known to me
Serial No 2651/2024 Date 11/10/2024


ADV. GOCULDAS N. NAIK
NOTARY AT PANAJI
STATE OF GOA - INDIA