



भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँचसौ रुपये

Rs. 500

INDIAN NON JUDICIAL

गोवा GOA

Serial No. 962 Place of Vendor MARGAO Date: 22/11/12 395765

Value of Stamp Paper: 500/-

Name of Purchaser: Akar Creations Pvt Ltd.

Residence: Fatorda Name of Father:

Purpose: Affidavit Transacting Parties

As there is no one single paper for the value of Rs. 500/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. Saloni S. Kolwalkar
Mrs SALONI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser

FORM 'II'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Chinmai Avinash Borker promoter of
the project name "Akar Sanjewels", duly authorized by the promoter of
the proposed project, by virtue of the Resolution dated 07-10-2017;

Signature of Chinmai Avinash Borker

I, Mr. Chinmai Avinash Borker, son of Avinash S. Borker, aged about 32 years, Indian National holding Income Tax PAN Card AJBPB3518J, Aadhaar Card No. 4356 0175 7023, business, married, resident of Flat No. T-6/7/8, P.M. Dias Residency, Borda, Margao, Goa 403602, do hereby solemnly declare, undertake and state as under:-

I say that I am one of the Directors of Akar Creations Pvt. Ltd., a registered Private Limited Company having its Registered Office at 2nd Floor, Lake Plaza, Opp. Nehru Stadium, Fatorda, Margao, Goa 403 602 (hereinafter referred to as 'the Promoter');

1. Akar Creations Pvt. Ltd has a legal title to the land on which the development of the proposed Project "Akar Sanjewels" 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.

2. Project loan of Rs3,30,00,000/- (Rupees Three Crore Thirty Lakhs Only) by The Goa Urban Co-op Bank Ltd, Margao Branch, under loan A/C no LNMS/50100027, with current outstanding balance of Rs. 2,83,02,181/- (Rupees Two Crore Eighty Three Lakhs Two Thousand One Hundred Eighty One Only) as on date.
3. That the time period within which project shall be completed by the Promoter is 31-03-2020.
4. (a) For new projects: that seventy per cent of the amounts realized by 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

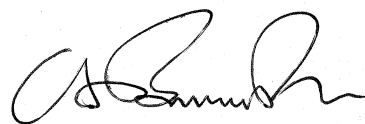


scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

b) For ongoing project on the date of commencement of the rules;-

(i) That seventy per cent of the amounts to be realized 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.

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 Project, 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 pending approvals on time from 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 time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 6th day of July 2018 at Margao Goa.

The Deponent
For Akar Creations Pvt. Ltd.,



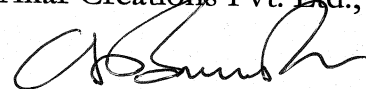
Chinmai A. Borker
Director

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 on this 6th day of July, 2018.

The Deponent
For Akar Creations Pvt. Ltd.,



Chinmai A. Borker
Director

Solemnly affirmed before me by
Mr. Chinmai Borker
Who is identified to me by

Whom I personally know


ANJALI K. NALE
NOTARY
GOVT. OF INDIA

Place... Margao Date... 20.8.2018
Reg. No... 23895/2018

