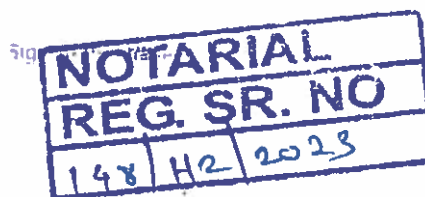




गोवा GOA

804024

Serial No 747 Place of Vend Par. at Date 01/02/2023
Value of Stamp Paper 500-
Name of M/s A K Realm LLP
Residence Socorro
Purpose Investment in a business
Signature of Vendor [Signature]
Notary Seal: Jagdish Tryambakrao Dongardive, Reg. No. 10302, Govt. of India



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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. BINOY SHAILESH SHAH Authorized Partner of AK REALM LLP, promoter of the project named " Sun Escora Phase 1 (part) " duly authorized by the promoter of the proposed project, vide its authorization dated NA;

I, Mr. BINOY SHAILESH SHAH S/O of Mr. SHAILESH SHAH, aged 53 years, duly authorized by of AK REALM LLP, the promoter of the proposed project do here by solemnly declare, undertake and state as under:

[Signature]

(1) That I/promoter have/ has 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.

1. That the Project land is free from encumbrances.

That the time period within which the project shall be completed by the promoter from the date of registration of project is 31/12/2024.

(a) For new projects: That seventy per cent of the amounts realized 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.

(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 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.

4. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.
5. That the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That the promoter shall take all the pending approvals on time, from the competent authorities.
7. 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.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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, on any grounds.



Solemnly affirmed on ____ day of February 2023.

13 FEB 2023

Mr. BINOY SHAILESH SHAH



Deponent



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mumbai on this ____ day of February 2023.

Mr. BINOY SHAILESH SHAH



Deponent



BEFORE ME



JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar
Zopadpatti, Akurli Road, Kandivalli (East),
Mumbai - 400101

13 FEB 2023