



386243

गोवा GOA

Sr. no. 8555 Place of issue Goa and MAPUSA Date 18/7/18
 Value of stamp paper Rs 500/-
 Name of Purchaser AK Realty
 Residing at New son of _____
 There is no one single stamp paper for the value of Rs. 500/- additional stamp papers for the completion of the value is attached alongwith.
 Purpose _____ Transacting Parties _____
 Signature of vendor _____ Signature of Purchaser _____
 FORM II
 [See rule 3(6)]

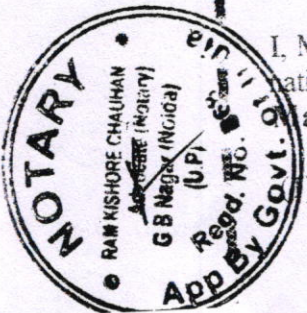
FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER
 (To be submitted in stamp paper of value not less than Rs. 500/-)

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kamal Bhatnagar, Partner in AK Realty Solutions, the promoter of the project named Mariners Bay Nagoa duly authorized by the promoter of the proposed project, vide its/his/their authorization No. 1 dated 25.07.2018:

I, Mr. Kamal Bhatnagar son/daughter of Ishwari Dayal Bhatnagar Aged 47 YEARS Indian National, duly authorized by AK Realty Solutions, the promoter of the proposed project Mariners Bay Nagoa do hereby solemnly declare, undertake and state as under:

1) That promoter have/has a legal title Report to the land on which the development of



the project is proposed .

- (2) That the project land is free from all encumbrances .
- (3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31/12/2019 ;
- (4)(a) 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.

(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 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.

OR

(ii) That entire amounts to be realized 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) (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.

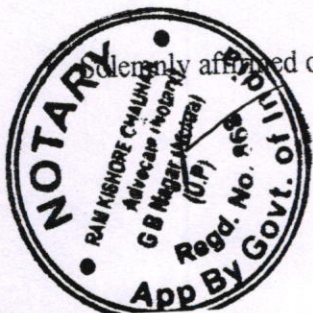
(6) That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized 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-sec (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 have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



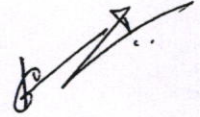
solemnly affirmed on 26th day of July 2018 at PANJIM, NORTH GOA

Deponent
Mr. Kamal Bhatnagar

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 26th day of July 2018



Deponent
Mr. Kamal Bhatnagar



ATTESTED

Ram Kishore Chauhan
NOTARY ADVOCATE
Regd. No. 868 / 97
G B Nagar

14 AUG 2018