

गोवा GOA

Serial No. 6243 Place of Vend MARGAO Date 02/06/18 478143

Value of Stamp, Paper.....

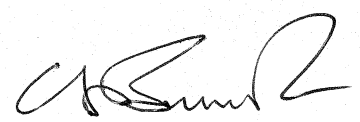
Name of Purchaser: Akar Infra and Realty

Residence: Talavde Name of Father:.....

Purpose:..... Transacting }
Parties }

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

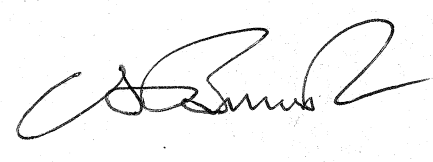
Stamp Vendor's Sign.
Ermelinda Alacoque Dias
Shop No. C-16, SGPDA Market,
Lic. No. JUDVEN-Lic/2006/AC-I


Signature of Purchaser

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Chinmai Avinash Borker promoter of the project name "Akar Suburbia Row Villas", duly authorized by the promoter of the proposed project, vide Power of Attorney dated 13-02-2014;



Mr. Chinmai Avinash Borker, son of Avinash S. Borker, aged about 32 years, Indian National, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

I say that I am one of the Partners of M/s. Akar Infra & Realty, a registered Partnership Firm having its Registered Office at 2nd Floor, Lake Plaza, Opp. Nehru Stadium, Fatorda, Margao, Goa 403 602 (hereinafter referred to as 'the Promoter');

1. M/s. Akar Infra & Realty has a legal title to the Land on which the development of the proposed Project "Akar Suburbia Row Villas", 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. That the project land is free from all encumbrances.
3. That the time period within which project shall be completed by the 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 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)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,

Avinash Borker

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 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 12th day of July, 2018, at Margao, Goa.

The Deponent
For M/s. Akar Infra & Realty,



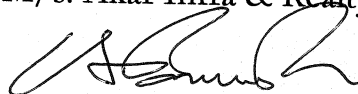
Chinmai A. Borker
Partner

VERIFICATION

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

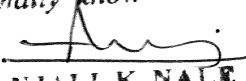
Verified by me at Margao, Goa, on this 12th day of July, 2018.

The Deponent
For M/s. Akar Infra & Realty,



Chinmai A. Borker
Partner

Solemnly affirmed before me by
Mr. Chinmay Borkar
Who is identified to me by
Pan card
Whom I personally know


ANJALI K. NALE
NOTARY
GOVT. OF INDIA

Place. Margao Date. 20.8.2018
Reg. No. 23894/2018

