



गोवा GOA

Date 20/2/2021 Sr. No. 602 Value Rs. 500
Name of Purchaser SIR BIOTECH INDIA LTD.
Resident of RIBANDAR.
Place of Vendor Panaji
Licence No. A...SIP/VEN/102/2003
Sign. of Vendor [Signature] Sign of Purchaser [Signature]

565176



FORM 'II'

[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE

LANDOWNER 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 landowner **M/S SIR BIOTECH INDIA LIMITED** through authorized signatory and power of attorney holder **MR. AVINASH POONIA**, Age 34 year, Occupation Service, residing at, Flat No. 303, Casa Amora Phase-II, Block L, Kadamba Plateau, Bainguinim, Old Goa - 403402, landowner of the project named "**RIVER VALLEY PHASE I**" / duly authorized by the landowner of the proposed project, vide its/his/their authorization/ Specific Power of Attorney No. 268 dated 18/02/2021;

[Signature]



I **MR. AVINASH POONIA**, Age Adult, Occupation Service, residing at Flat No. 303, Casa Amora Phase-II, Block L, Kadamba Plateau, Bainguinim, Old Goa - 403402, Landowner of the proposed project/duly authorized by the Landowner of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/Landowner have/has a legal title Report to the land on which the development of the project is proposed

OR

have/has a legal title Report to the land on which the development of the proposed project 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.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by me/ landowner from the date of registration of project; is 31/12/2025;

(4) (a) For new projects: That seventy per cent of the amounts realised by me/ landowner 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/ landowner / 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 realised hereinafter by me/ landowner / 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 I/the landowner/ 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.



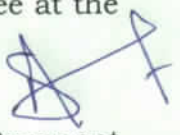
(7) That I/the landowner/ promoter shall take all the pending approvals on time, from the competent authorities.

(8) That I/the landowner/ 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 I/the landowner/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I/the landowner/ 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 Dated 23/02/2021


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 Old Goa on Dated 23/02/2021


Deponent

Nishigandha N. Shet
Nishigandha N. Shet
Advocate & Notary
Tiswadi Taluka
Panaji - Goa.
Reg. No. 268

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Avinash Poonia
WHO IS IDENTIFIED BEFORE ME BY on
basis of driving ^{Licence.} WHOM I KNOW.
SR. No. 12242 DATED 23/02/21

Driving Licence NO: RJ1420060471608

