



गोवा GOA

Sr.No.....2305.....Place of Vendor Margao, Goa Dt.:25/05/2023*

Value of Stamp Paper: 100/-

Name of Purchaser: Prakash Sir BioTech India Ltd

Residing at:.....Father's Name:.....

As there is no one single stamp paper for the value of Rs....., additional stamp papers for the completion of the value are attached alongwith



Sign of stamp Vendor
Lic. No. JUD/VEN-LIC/2/2005/AC-1
Arwin S. Goes, Margao-Goa

Sign of Purchaser

Affidavit cum Declaration

Affidavit cum Declaration of M/s Sir Bio Tech India Limited promoter of the project named 'Lake View City – Phase-III', being developed on Survey Number 32/1-A village Gancim taluka Tiswadi Through Mr Prakash G Ranade Authorised Signatory duly authorized by the promoter of the proposed project, vide its authorization / Board Resolution dated 14/04/2022.

Prakash



I, Sh. Prakash G Ranade son of Mr. Ganesh Ranade aged 57 Yrs. R/o Flat No. F-2, Wagh Nagar Housing Society, Sao-Padro, Ribandar, Panaji, Goa, Indian national, duly authorized by the promoter of the proposed project, on behalf of the promoter, do hereby solemnly declare, undertake and state as under:

- (1) That promoter 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 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 the project shall be completed by promoter from the date of registration of project; is 15/11/2023 ;
- (4) (a) For new projects: That seventy per cent of the amounts realised 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Prakash



(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-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 plot.

Solemnly affirmed on 14th day of July' 2023 at Betim.

[Handwritten signature]

[Handwritten signature]
Deponent

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 Betim on this 14th day of July' 2023 .

[Handwritten signature]

[Handwritten signature]
Deponent

**Executed before me
which I Attest &
Identify party Before me**

*Mr. Praakash
& Penelope
identified
by Dedha
Card NO.
5702 4525
2364*

Dr. / Reg. No. 1725/2023
Dated: 14/7/2023



[Handwritten signature]
DEEPTI D. KANDOLKAR
NOTARY AT BETIM, BARDEZ,
STATE OF GOA, INDIA.
Reg. No. 246/10