



गोवा GOA

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STAR XEROX

Licence No. JUD / VEN- LIC / 2005 / AC- 1

Sl. No. 3951 Place of vendor Mangao Date: 19/4/18

Value of stamp paper Rs. 500

Name of the purchaser Tridentia Developers

Name of the future Residence Mangao

Purpose Transacting Parties



Signature of the stamp vendor



Signature of the purchaser



### Affidavit cum Declaration

**TRIDENTIA DEVELOPERS**, a registered Partnership Firm, under the Indian Partnership Act, 1932, formerly known as Prudential Developers, duly reconstituted vide Deed of Retirement cum Reconstitution dated 01.04.2013, duly endorsed by the Registrar of Firms Ilhas, in the register of Firms bearing serial No/year. 347/2004

1/2 awarded

dated 22.09.2014, read alongwith Deed of Addendum dated 17.09.2014 duly endorsed by the Registrar of Firms Ilhas, in the register of Firms bearing serial No/year. 347/2004 dated 22.09.2014, a Partnership Firm duly registered under the Indian Partnership Act 1932, having its registered office at Prudential Panache, Near Chinmaya Mission, Gogol, Margao, Goa, represented herein by its Partner **MR. PARESH ATMARAM SINAI SAWARDEKAR**, son of Mr. Atmaram Sawardekar, 42 years of age, Indian National, promoter of the project mentioned herein below, do hereby solemnly declare, undertake and state as under;



- 1) That **TRIDENTIA DEVELOPERS**, has a legal title report to land on which development of ongoing project under name and style as '**GALERIA RESIDENCES**' is being carried out and a legally valid authentication of title of such land along with an authenticated copy of Agreement for Sale signed between the Land owner and the promoter 'Tridentia Developers' for development of the ongoing project '**GALERIA RESIDENCES**' 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 the promoter from the date of registration of the project is 31/12/2025.
- 4) (i) That seventy percent of amount to be realised hereafter by us for the aforesaid 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 for that purpose in accordance with rules framed by State Government.

OR

(ii) That entire amounts to be realized hereinafter by the promoter for the real estate projects from the allottees, from time to time, shall be deposited in a separate account to be maintained in a Schedule bank to cover the cost of construction and the land cost and shall be used for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- 5) That amounts from separate account shall be withdrawn in accordance with section 4(2) (1) (D) read with rule 5 of the Goa Real Estate Rules, 2017.

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- 6) That I shall get accounts audited within six months after end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant, and it shall be verified during audit that the amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion of percentage of completion of the project.
- 7) That I/the Promoter shall take all the pending approvals on time, from competent authorities.
- 8) That I 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 occurring of the said changes.
- 9) That I shall furnish such other documents as have been prescribed by rules and regulations made under the Act.
- 10) That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Date: 19/04/2018

Place: Margao-Goa

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**DEPONENT**

### Verification

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

Verified by me at Margao on this 19<sup>th</sup> April 2018.



*12awad*

**DEPONENT**

SOLEMNLY AFFIRMED BEFORE ME BY

*Shri Parash Atmaran*

*TO ME BY*  
*Smt. Sawardekar*

KNOW

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ARI D KENI

NOTARY

STATE OF GOA

Place: *Margao* 19/04/18

Reg. No: *4092/18*