

Date: 19/04/2024

To,

The Chairman,
Goa RERA,
Panaji-Goa.

Respected Sir,

We partner of **TRIDENT REALTORS**, are authorizing **Mr. SANDIP NAGESH NAIK** as authorized signatory of **TRIDENT REALTORS** for "**CASA DE PRAIA**" Project, situated at Survey no.244/11 of Benaulim Village of Salcete, Goa to apply for RERA registration and all related compliances and procedures.

Regards,

For **TRIDENT REALTORS**

For **TRIDENT REALTORS**



PARTNERS

Mr. SANDIP NAGESH NAIK

For **TRIDENT REALTORS**



PARTNERS

Mr. SIDNEY JOHN ADOLF DIAS

For **TRIDENT REALTORS**



PARTNERS

Mr. NIHAL SUHAS PARVATKAR



गोवा GOA

Serial No. 2079 Place of Vend MARGAO Date 19/4/2024

862548

Value of Stamp Paper:
Name of Purchaser: Boja Ravindra Gavade
Residence: Margao 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.
Ermelina Alacouc Dias
Shop No. C-16, SGPDA Market,
IC No JUD/VEN-Lic/2006/AC-I

Gavade
Signature of Purchaser



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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. SANDIP NAGESH NAIK**
Authorized Partner of **TRIDENT REALTORS**, promoter of the
project named "**CASA DE PRAIA**" duly authorized by the
promoter of the proposed project, vide its authorization dated
NA;

I, **Mr. SANDIP NAGESH NAIK** Son of **Mr. NAGESH NAIK**,
Major of age, duly authorized by of **TRIDENT REALTORS**, the
promoter of the proposed project do hereby solemnly declare,
undertake and state as under:

[Signature] 1

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

OR

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.

1. That the Project land is free from 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
2. That the time period within which the project shall be completed by the promoter from the date of registration of project is **30th April 2028**.
3. (a) For new projects: That seventy per cent of the amounts realized 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.

(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/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.

4. 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.



5. That the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That the promoter shall take all the pending approvals on time, from the competent authorities.
7. 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.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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, on any grounds.

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Solemnly affirmed on ^{19th} day of April 2024.



[Handwritten signature]



Sandip

**Mr. SANDIP NAGESH NAIK
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 Goa on this 19th day of April 2024.

Sandip

**MR. SANDIP NAGESH NAIK
DEPONENT**



Solemnly affirmed before me by
Shr/Smt. Sandip N. Naik
Who is identified before me by
Smt. GA0820100071788
On this 19th day of April 2024

Sandeep B. Desai
**SANDEEP B. DESSAI
NOTARY
SALCETE TALUKA
State of Goa (India)**

Reg. No. 4727/2024
Date: 19/04/2024