



गोवा GOA

DATE 14/12/18 SF 4170 VALUE 500/- 387863
NAME OF PURCHASER Provident Housing Ltd.
RESIDENT OF Bangalore PURPOSE
PLACE OF ISSUE PANAJI

VENDOR SIGN
CHANDRAKANT PATIL
Lic. No. AC/STP/VEN/LIC/23/2004

PURCHASER SIGN

Affidavit and Declaration

Affidavit and Declaration of **Provident Housing Limited**, promoter of the project named "**Adora De Goa**", having its registered office at #130/1, Ulsoor Road, Bangalore – 560042, (the "**Promoter**") represented here by its authorized signatory, Mr. Nani R Choksey; and **Trinitas Realtors India LLP**, a limited liability partnership (the "**Landowner**"), having its office at Floor 8, Mutta Chambers II, Senapati Bapat Marg, Pune – 411016, represented here by its authorized signatory, Provident Housing Limited;

For TRINITAS REALTORS INDIA LLP

Nani R. Choksey
POWER OF ATTORNEY HOLDER

For Provident Housing Ltd.

Nani R. Choksey
Authorized Signatory



We, the Land Owner; and we, the Promoter of the proposed project do hereby, jointly and severally as the context requires, solemnly declare, undertake and state as under:

1. That the Landowner has legal title to the land on which development is proposed and have an authenticated legal title certificate for the project land.
2. That the project land is free from all encumbrances.
3. That the Promoter will complete the real estate project within the time period of 52 (fifty two) months from the date of registration of the said real estate project.
4. That seventy per cent of the amounts to be realized hereinafter by 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 That amounts from the separate account shall be withdrawn in accordance with Section 4(2)(I)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 Promoter shall get its project accounts audited within 6 (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 Promoter shall obtain all pending approvals, if any, on time from competent authorities.
8. That Promoter shall inform the Authority regarding all changes that have occurred in the information furnished under Section 4(2) of the Act and under Rule 3 of the said Rules, within 7 (seven) days of the said changes occurring.

FOR TRINITAS REALTORS INDIA LLP

Mam R. Choksey
POWER OF ATTORNEY HOLDER

For Provident Housing Ltd.
Mam R. Choksey
Authorized Signatory



9. That Promoter has furnished/will furnish 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.

Place: Bangalore
Date: 15th FEBRUARY 2018

Nani R. Choksey

Mr. Nani R Choksey

Power of Attorney Doc. No. MOR-BKPoA-00038-2017-16 dt. 13.10.2017
For Trinitas Realtors India LLP

Nani R. Choksey
Authorized Signatory

Mr. Nani R Choksey

For Provident Housing Limited

VERIFICATION

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

Verified by me at Bangalore on this the 15th FEBRUARY of January 2018

Nani R. Choksey

Mr. Nani R Choksey

For Trinitas Realtors India LLP

Nani R. Choksey
Authorized Signatory

Mr. Nani R Choksey

For Provident Housing Limited



SWORN TO BEFORE ME
GOPALAKRISHNA, B.A., LL.B.
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
No. 25, 3rd Cross, Laibagh Road
BANGALORE-560 027

15 FEB 2018