भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

DATE 3/7/18 SR. No. 1578 VALUE 500/-

458366

NAME OF PURCHASER Provident Housing Ltd.

RESIDENT OF Bangalore PURPOSE .....

PLACE OF VENDOR , PANAJI

NOTARY Ms. MADHUMITA AVADHUT NAYAK SALATRI LL.B BARDEZ AREA Regd. No. 371 date of expiry 7th July 2019 GOVT. OF GOA (INDIA)

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 7**", 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 Power of Attorney holder (**Doc. No. MOR-BKPoA-00038-2017-16 dt. 13.10.2017**), Provident Housing Limited;

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, save and except the mortgage created in favour of Aditya Birla Finance Limited and Aditya Birla Housing Finance Limited, which is limited to the extent of the Promoter's share in the real estate project.

3. That the Promoter will complete the real estate project on or before 28 February 2023.

4. That development permission for the project comprised on the entire site located at Sy.No. 198 of Sancoale Village, Chicalim, Mormugao, South Goa was accorded vide order number MPDA/7-T-39/2016-17/583, dated 09.08.2016. However, the Promoter is developing the project in phases and in accordance with the explanation to Sec. 3(2) of the Real Estate (Regulation & Development) Act, 2016, each such phase is a stand along real estate project and is being registered separately.

5. That this phase of the real estate project has not been previously advertised or marketed by the Promoter.

6. 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.

7. That 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.

8. 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.

9. That the real estate project, Adora de Goa 7, comprising "Commercial Block" consists of various types of units, viz., shops on the stilt and first floors, and residential units on floors 2 to 7, is a new launch and has not been previously advertised, marketed, promoted, or sold in any manner whatsoever and further that Promoter has not collected any amounts from any persons in this regard.

10. That Promoter shall obtain all pending approvals, if any, on time from competent authorities.

11. 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.

12. That Promoter has furnished/will furnish such other documents as have been prescribed by the rules and regulations made under the Act.

13. 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: Panaji, Goa
Date: 04 July 2018

KARTIK KUMAR
For Mr. **Nani R Choksey** (GM-Legal)
For Provident Housing Limited & Trinitas Realtors India LLP

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 Panaji on this the 04 of July 2018

KARTIK KUMAR
For Mr. **Nani R Choksey** (GM-Legal)
For Provident Housing Limited & Trinitas Realtors India LLP

Executed Before Me
Mapusa Dt 4/07/2018

Ms. Madhumita Avadhut Nayak Salatry
LL.B
NOTARY
BARDEZ - TALUKA
REG. NO. 371
Sr. No. 56/2018