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Unique Doc. Reference	:	SUBIN-KAKAKSFCL08818276141905940
Purchased by	:	PROVIDENT HOUSING LIMITED
Description of Document	:	Article 4 Affidavit
Description	:	AFFIDAVIT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PROVIDENT HOUSING LIMITED
Second Party	:	NA
Stamp Duty Paid By	:	PROVIDENT HOUSING LIMITED
Stamp Duty Amount(Rs.)	:	500 (Five Hundred only)

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NOTARY L. Gopalakrishna B.A., LL.B. Bangalore City Reg. No. 6766 GOVT. OF INDIA

Please write or type below this line

Affidavit and Declaration

Affidavit and Declaration of **Provident Housing Limited**, promoter of the project named "**Adora De Goa 3**", 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;

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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 time period within which the project shall be completed by the promoter from the date of registration of the project is 28 February 2023.

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)(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.

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.

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B.A., LL.B.
Bangalore City
Reg. No. 6766
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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: 05 June 2018

Mr. **Nani R Choksey**
Power of Attorney **Doc. No. MOR-BKPoA-00038-2017-16 dt. 13.10.2017**
For Trinitas Realtors India LLP

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 05 of June 2018

Mr. **Nani R Choksey**
For Trinitas Realtors India LLP

Mr. **Nani R Choksey**
For Provident Housing Limited

NOTARY
L. Gopalakrishna B.A., LL.B. Bangalore City Reg. No. 6766
GOVT. OF INDIA

SWORN TO BEFORE ME
GOPALAKRISHNA, B.A., L.L.B
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
No. 25, 3rd Cross, Lalbagh Road
BANGALORE-560 027
- 5 JUN 2018