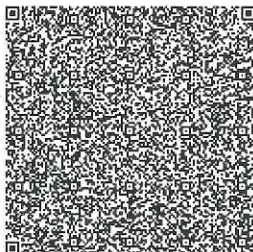


## Government of Karnataka

Rs. 500

## e-Stamp

|                           |   |
|---------------------------|---|
| Certificate No.           | : IN-KA03505579796470Q                    |
| Certificate Issued Date   | : 18-Jul-2018 01:46 PM                    |
| Account Reference         | : NONACC (FI)/ kaksfcl08/ HALASURU/ KA-BA |
| Unique Doc. Reference     | : SUBIN-KAKAKSFCL0848200011982453Q        |
| Purchased by              | : PROVIDENT HOUSING LIMITED               |
| Description of Document   | : Article 4 Affidavit                     |
| Description               | : AFFIDAVIT                               |
| Consideration Price (Rs.) | : 0<br>(Zero)                             |
| First Party               | : PROVIDENT HOUSING LIMITED               |
| Second Party              | : NA                                      |
| Stamp Duty Paid By        | : PROVIDENT HOUSING LIMITED               |
| Stamp Duty Amount(Rs.)    | : 500<br>(Five Hundred only)              |



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 10**", having its registered office at #130/1, Ulsoor Road, Bangalore – 560042, (the "**Promoter**") represented here by its authorized signatory, 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:

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "[www.sncilestamp.com](http://www.sncilestamp.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 31 October 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 comprising Row 5 and Row 6 as shown on the sanctioned plan 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)(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.
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 10, comprising Row 5 and Row 6 only consists of residential units; 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.



A handwritten signature in blue ink, consisting of stylized, overlapping loops and strokes.

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: Bangalore

Date: 01 August 2018

  
\_\_\_\_\_  
**RERA Officer**  
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 01<sup>st</sup> day of August 2018

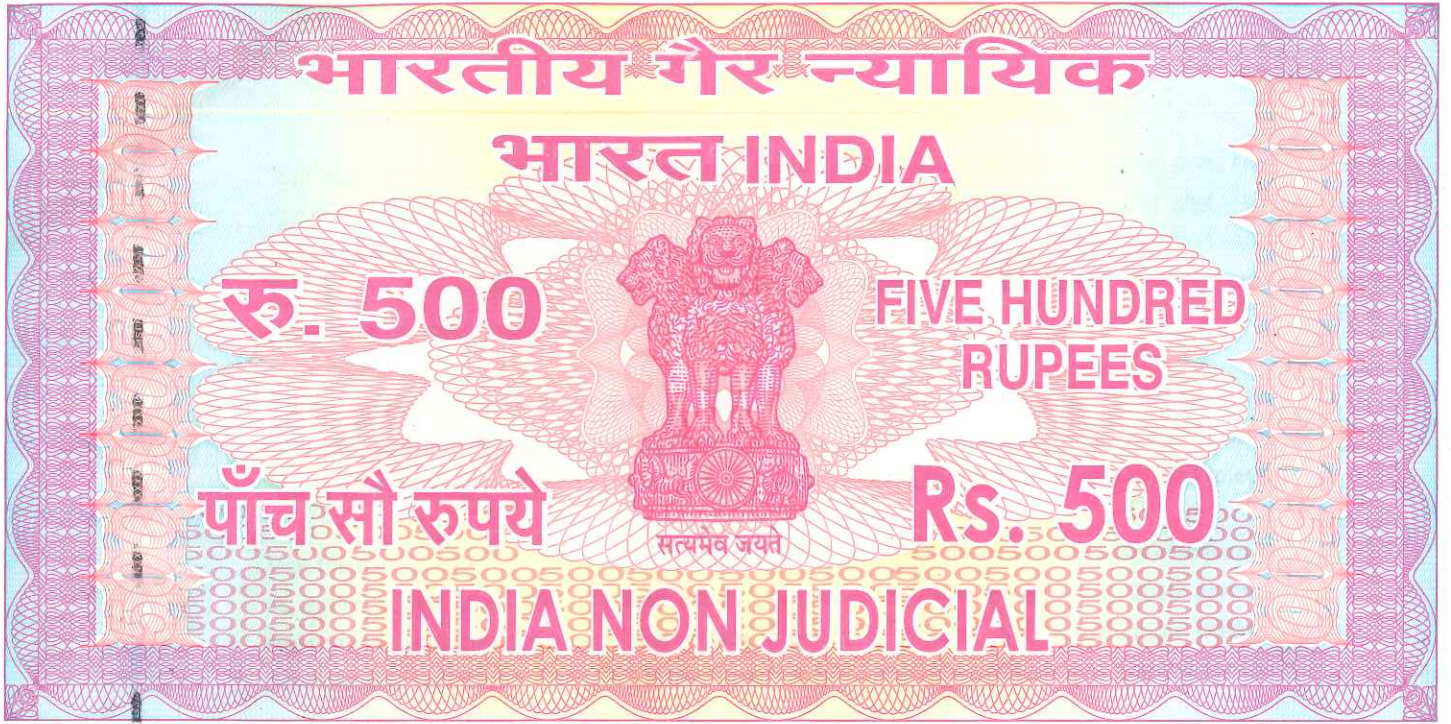
  
\_\_\_\_\_  
**RERA Officer**  
For Provident Housing Limited



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

**11 AUG 2018**





गोवा GOA

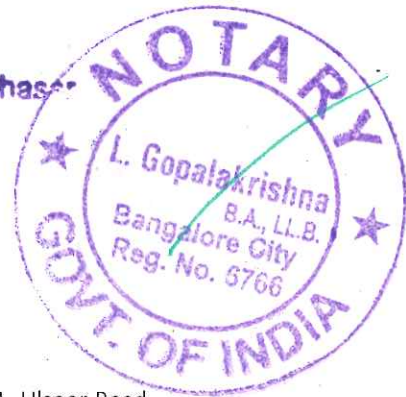
25 JUL 2018

172841

Serial No.: 11832 Place of Vending Vasco Date of Sale: .....  
Vendor's Name : Apurva A. Shet Address: Chicalim  
Licence No.: JUD/VEN-LIC/1/2015/AC-1  
Value of Stamp Paper: Rs. 500 Rupees five hundred only  
Name of Purchaser: Provident Housing Limited  
R/O: Vasco Name of Father: .....  
Purpose: S.P.O.P. Transacting Parties: .....  
As there is no Stamp Paper for the value of Rs. ....  
Additional Stamp: the completion of the value is attached  
Along with.

Signature of Stamp Vendor

Signature of Purchaser



AFFIDAVIT

I, Kartik Shiv Kumar, RERA Officer for Provident Housing Limited, having its office at #130/1, Ulsoor Road, Bangalore – 560042, do hereby solemnly affirm and declare as follows:

1. That Provident Housing Limited had applied for registration of "Adora de Goa 10" (the "Project") as a real estate project under the Real Estate (Regulation and Development) Act, 2016 and rules thereunder.
2. That the Project is a new project and is named "Adora de Goa 10", which phase comprises only of residential apartments located in Row 5 and Row 6 as shown on the sanctioned plan.



3. That Phase 10 of Adora De Goa comprises only Rows 5 & 6, as shown in the sanctioned plan, and therefore only land pertaining to that building has been submitted online as the plot area. The explanation to Sec.3(2) of the Real Estate (Regulation & Development) Act, 2016 states that each phase of a real estate project is to be considered a stand alone real estate project, and each such phase must be registered separately under the Act
4. That being a new Project, no advertising, marketing, promotions, or bookings were carried out in the name of "**Adora de Goa 10**", and that residential apartment units located therein have not been sold or advertised nor has the Promoter demanded any amounts for residential units in this Project.
5. That the construction license issued by the Sancoale Village Panchayat is for the sanctioned plan in its entirety, and given that the Real Estate (Regulation & Development) Act, 2016 permits registration and completion of real estate projects in phases, the construction license, development permission, Fire NOC, SEIAA, Goa PCB NOC, and other permissions granted for the entire project (including all phases) will still be valid for each phase.
6. I do solemnly affirm that this is my name and signature and the contents of this affidavit is true to the best of my knowledge, information and belief.

Place: Bangalore

Date: September 2018

Identified by Me:

Address:

No. of Correction:



DEPONENT

Kartik Shiv Kumar

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

26 SEP 2018



SWORN TO BEFORE ME