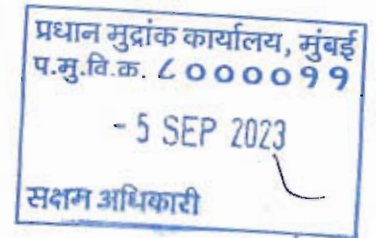
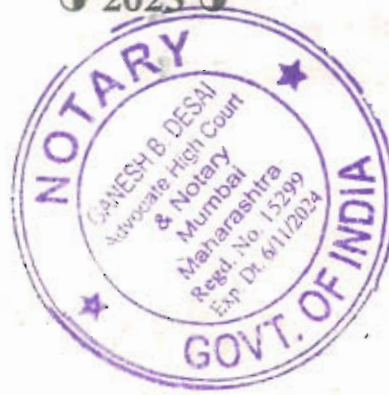




महाराष्ट्र MAHARASHTRA

2023

CB 566111



श्रीमती लता सांगळे

Form-'II'


{See rule 3(6)}


### AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **M/S. PLANET INFRAPLAN PRIVATE LIMITED**, promoter of the proposed project Named "TRIDENT" at CAZRO SORVO" also known as "CAZREACHO SORVO" surveyed under Chalta No. 22 of P.T Sheet No. 17, situated at Karaswada, Hapusa, Bardez, Goa."

I, **MR. JITENDRA GOVIND DEWOOLKAR** Director of **M/S. PLANET INFRAPLAN PRIVATE LIMITED** age 50 an Indian national, being promoter of the proposed Project Named "TRIDENT" at "CAZRO SORVO" also known as "CAZREACHO SORVO" surveyed under Chalta No. 22 of P.T Sheet No. 17, situated at Karaswada, Hapusa, Bardez, Goa., do hereby solemnly declare, undertake and state as under:




- 
1. That I/promoter have /has a legal title report to the land on which the development of the 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.
  2. That the project land is free from all encumbrances.
  3. That the time period within the project shall be completed by me is on or **before 31/12/2026**;
  4. (a) That seventy per cent of the amount realised 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 lands cost and shall be used only for that purpose.  
(b) For ongoing project on the date of commencement of the Rules-  
That seventy per cent of the amounts to be realized here in after 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.
  5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (i) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I/the promoter shall get the account audited within six months after the end of every finance year by a practicing Chartered Accountant, and shall produce a statement of account 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 utilised for the project and the withdrawal has been in compliances with the proportion to the percentage of completion of the project.
  7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
  8. That I/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 these rules, within seven days of the said changes occurring.
  9. That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
  10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be,

  
Deponent

#### VERIFICATION

That contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.  
Verified by me at 5<sup>th</sup> September 2023.



**BEFORE ME**  
  
**GANESH B. DESAI**  
B.Com., LL.B  
Advocate High Court & Notary  
MUMBAI  
MAHARASHTRA  
GOVT. OF INDIA

  
Deponent

Regd. Sr. No. 2480/23

Date: 22 SEP 2023