



गोंवा GOA

DATE 14-09-2020 SER. No. 7098 VALUE ₹ 500  
NAME OF PURCHASER V. S. Dempo 607012  
RESIDENT OF V. S. Dempo PURPOSE Demolition  
PLACE OF VENDOR PANAJI

SIG. PURCHASER

SIG. VENDOR

Mrs. Urmila S. Kamat Tarcar  
Lic.No. AC -STP-VEN/2000  
Dt. 30-01-2001



### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s Vision Dempo Hospitality & Estates Pvt. Ltd. Promoter of the project named Vision Bela Vista.

I, Mr. Rajesh S. Dempo, Managing Director of M/s Vision Dempo Hospitality & Estates Pvt. Ltd. Son of late Mr. Soiru Dempo, aged 45 yrs, Married, Indian National, having permanent Account No. ABTPD9603Q Promoter of project named Vision Bela Vista do hereby solemnly declare, undertake and state as under:

For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

DIRECTOR

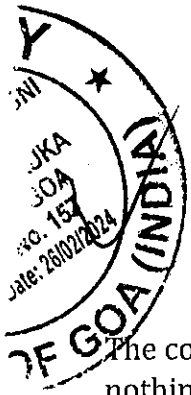


1. That the promoter has a legal title report to the land on which the development of the project Vision Bela Vista is proposed
2. That the project land is free from all encumbrances.
3. That the time period within which the project Vision Bela Vista shall be completed by me/promoter from the date of registration of project is 31.12.2024.
4. For ongoing project on the date of commencement of the Act.
  - i. That seventy per cent of amount to be realised hereafter by promoter for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and shall be used only for that purpose accordance with Rules framed by State Government.
5. That amounts from separate account shall be withdrawn in accordance with section 4(2) (I) (D) read with Rule 5 of the Goa Real Estate ( Regulation and Development) (Registration of Real Estate Projects,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, Rate of Interest and Disclosures on Website) Rules 2017.
6. That the promoter shall get accounts audited within six months after end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during audit that amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion to percentage of completion of the project Vision Bela Vista .
7. That the promoter shall take all approvals on time from competent authorities.
8. That 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 the said Rules, within seven days of the said changes occurring.
9. That the promoter has furnished such other documents as have been prescribed by 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 on any grounds.

Solemnly affirmed on 14<sup>th</sup> day of September 2020.

**For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED**

  
**DIRECTOR**

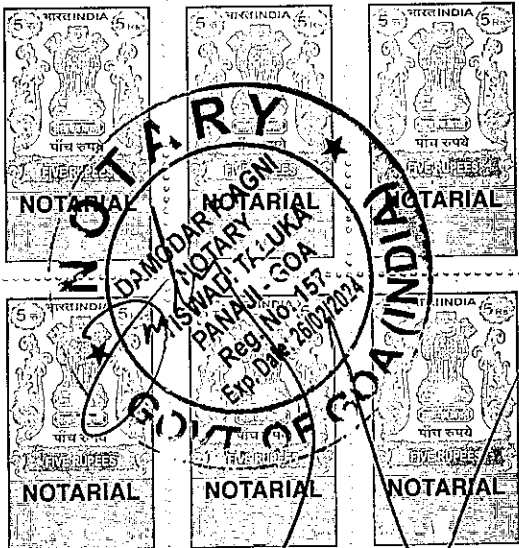


**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Panaji - Goa on this 14<sup>th</sup> day of September of the Year 2020.

Rajesh Dempo  
Managing Director  
Vision Dempo Hospitality & Estates Pvt. Ltd.  
Deponent



SOLEMNLY AFFIRMED  
AND VERIFIED BEFORE ME

DAMODAR P AGNI  
NOTARY  
TISWADI TALUKA  
PANAJI - GOA  
Reg. No. 157

REG. No. 14974/20  
DATE 15/09/2020