



गोवा GOA

Date 12/11/2022 Serial No. 6526

709763

Discrp. of stamps ... Value 500/-

Name of Purchaser Mamdar Pilgaonkar

Residence Chorao

Sign. of Purchaser

Vendor : Casa Naik Panaji Goa
LIC No 1/88 dtd : 26/2/1988



AFFIDAVIT CUM DECLARATION

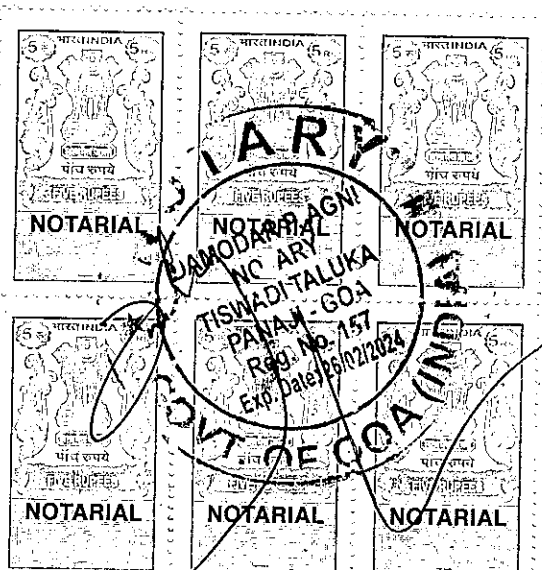
Affidavit cum Declaration of M/s Vision Dempo Hospitality & Estates Pvt. Ltd. Promoter of the project named Vision Palms.

I, Mrs. Bhakti Rajesh Dempo, Director of M/s Vision Dempo Hospitality & Estates Pvt. Ltd. W/o Mr. Rajesh Soiru Dempo, aged 43 yrs, Married, Indian National, having permanent Account No. [REDACTED] Promoter of project named Vision Palms

I, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title report to the land on which the development of the project Vision Palms is proposed
2. That the project land is free from all encumbrances.
3. That the time period within which the project Vision Palms shall be completed by me/promoter from the date of registration of project is 31.12.2025.
4. For ongoing project on the date of commencement of the Act.
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 That amounts from a separate account shall be withdrawn in accordance with section 4(2) (I) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 the 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 the percentage of completion of the project Vision Palms.
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 13th day of April 2022.



SOLEMNLY AFFIRMED
AND VERIFIED BEFORE ME

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

Deponent

REG. No. 16794/22
DATE 13/04/2022