



गोवा GOA

762916

Sl. No. 1422 Place of Vending - VASCO, Date of Sale 15/10/2022
Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
License No. - JUDIVEN-LIC/12/2015/AC-I
Value of Stamp Paper 500/-
Name of Purchaser Bhagat Singh Sengar
Father's Name Sunder
R/O Sunder Purpose Affidavit
 There is no similar Stamp Paper available for the value of Rs. 500/-
Additional Stamp Paper for the completion of the Value is attached along with

Ranjana
Signature of Stamp Vendor

Bhagat Singh Sengar
Signature of Purchaser

AFFIDAVIT

FORM-11

[See Rule 3(6)]

Affidavit Cum Declaration of LT. CDR. (Retd.) BHAGAT SINGH SENGAR,
Proprietor of Mahalaxmi Constructions and promoter of the proposed
project named Mahalaxmi Zorint II.

Bhagat Singh Sengar



I LT. CDR. (Retd.) BHAGAT SINGH SENGAR, son of Shri. Mahavir Singh Sengar, aged about 74 years, Married, businessman, PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], residents of 'Surya-Uday', Upper Orchard, House No. 13/1, Opposite MES College, Zuarinagar, Goa, do hereby solemnly declare, undertake and state as under:

1. That I/promoter have a legal title Report to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land is enclosed herewith.
2. That the project land is free from encumbrance.
3. That the time period within the project shall be completed by me/promoter ~~on or before 30/9/2026~~ 30/9/2026
4. That seventy per cent of the amount realized by me/promoter for the real estate project from allottees, from time to time, shall be deposit 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 for that purpose.
5. That the amount from the separate account shall be withdrawn in accordance with section 4(2) (1) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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) Rule, 2017.
6. That I/ The promoter shall get the account audited within six months after the end of every financial year by the practicing Chattered Accountant, and shall produce a State of Account duly certified and signed by such practicing Chattered Accountant, and shall be verified during the audit that the amount 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 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 charges that if any in the information furnished under Sub Section (2) of Section 4 .



BHS

9. That I/the promoter 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 the allotment of any apartment , plot or building as the case may be,

Solemnly affirmed on
18th day of October 2022.
At Vasco da Gama, Goa.



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 Vasco of 18th October 2022.

DEPONENT

EXECUTED BEFORE ME
BY Mr. Bhagat Singh
Sengar & Thorpe
WHICH ATTEST Aadhar
Card No.



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A. Suresh Rao
Advocate & Notary
Monsugao & Salsete Taluka
6-7, First Floor,
Chase Chambers
Vasco-da-Gama, Goa-403812

Reg. Ser. No. 2747/2022
Date 18/10/2022