CHALLAN

MTR Form Number-6

GRN MH002690816202526U	**BARCODE**	**Date** 24/05/2025-19:42:32	**Form ID**

Department Directorate Of Accounts And Treasuries	**Payer Details**
Type of Payment Stamps Non-Judicial Sale of Non Judicial Stamps SoS	**TAX ID / TAN (If Any)**
	PAN No.(If Applicable) ABEFA8081G
Office Name KALYAN S T O	**Full Name** ASSEST REALITY THROUGH ITS AUTHORISED SIGNAORY MR. RITESH VIRENDRA MISHRA
Location THANE	
Year 2025-2026 One Time	**Flat/Block No. Premises/Building** L-002, SANGAVI ESTATE
Road/Street	KHADAKPADA
Area/Locality Town/City/District	KALYAN
PIN	4 2 1 3 0 1
Remarks (If Any) AFFIDAVIT CUM DECLARATION	

Account Head Details	Amount In Rs.
0030045501 Sale of Stamps	500.00
Total	500.00

Amount In Words Five Hundred Rupees Only

NOTARY SANJEEV C. MISHRA THANE DIST. MAHARASHTRA Regd. No. 6778 GOVT. OF INDIA

NOTARY Sanjeev C. Mishra Thane Dist. Reg.No. 6778 Exp. 22/09/2028 GOVT. OF INDIA

Payment Details STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**		
Cheque-DD Details	Bank CIN / Ref. No.	00040572025052480155	CPAFDXFPI3
Cheque/DD No.	Bank Date / RBI Date	24/05/2025-19:24:43	Not Verified with RBI
Name of Bank	Bank-Branch	STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID :

Mobile No. 9967576074

24 MAY 2025

for ASSETS REALITY

PARTNER



Print Date 24-05-2025 07:43:20

FORM B

[Rule 3(6)]

AFFIDAVIT CUM DECLARATION

NOTARY Sanjeev C. Mishra Thane Dist. Reg.No. 6778 Exp. 22/09/2028 GOVT. OF INDIA

I, **Mr. Ritesh V Mishra**, the authorized signatory of M/s. **Assets Reality**, for the proposed project titled **The Chalets Avenue**, do hereby solemnly declare, undertake, and state as follows:

1. That 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

   is enclosed.
2. That the project is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31/03/2026.**
4. That seventy per cent of the amounts realized 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 Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That I shall get the accounts audited within 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.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For ASSETS REALITY

PARTNER

10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

Deponent

For ASSETS REALITY

PARTNER

Mr. Ritesh V Mishra.

For M/s. Assets Reality

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 Kalyan, Dist. Thane on this 24th day of May,2025.

Deponent

For ASSETS REALITY

PARTNER

Explainant Identified By Me

Mr. Ritesh V Mishra.

For M/s. Assets Reality

NOTARY Sanjeev C. Mishra Thane Dist. Reg.No. 6778 Exp. 22/09/2028 GOVT. OF INDIA

BEFORE ME

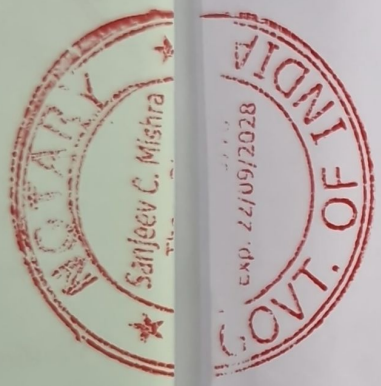
Sanjeev Kr. C. Mishra
NOTARY
Government Of India
Thane-Dist.

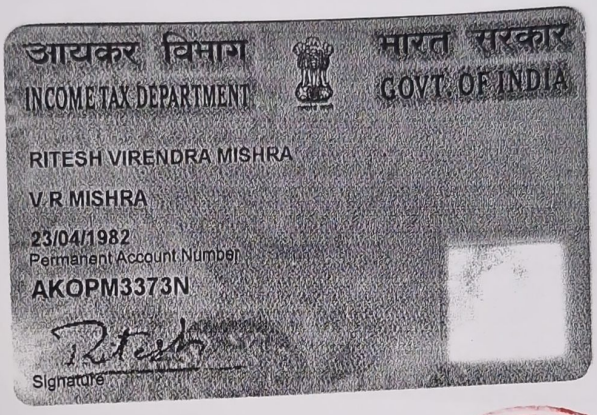
24 MAY 2025

S.No. 983 P.No. 51

Notary Register p-7 Date 24.5.25


भारत सरकार
Government of India
आधार
Issue Date: 19/07/2013
रीतेश वीरेंद्र मिश्रा
Ritesh Virendra Mishra
जन्म तारीख/DOB: 23/04/1982
पुरुष/ MALE
Mobile No: 9967576074
5892 6970 8015
VID : 9197 0011 1714 3638
मेरा आधार, मेरी पहचान

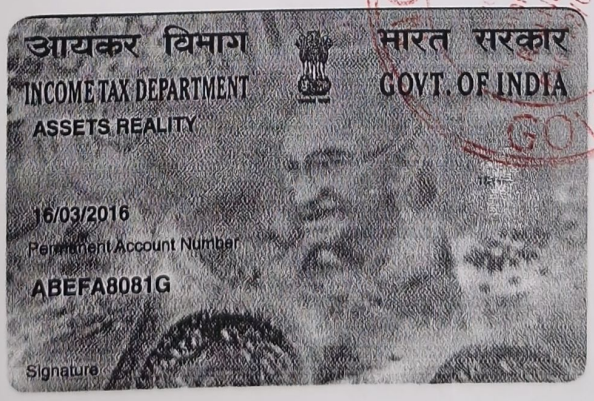



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RITESH VIRENDRA MISHRA
V.R MISHRA
23/04/1982
Permanent Account Number
AKOPM3373N
Signature



For ASSETS REALITY

PARTNER


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ASSETS REALITY
16/03/2016
Permanent Account Number
ABEFA8081G
Signature