CHALLAN

MTR Form Number-6

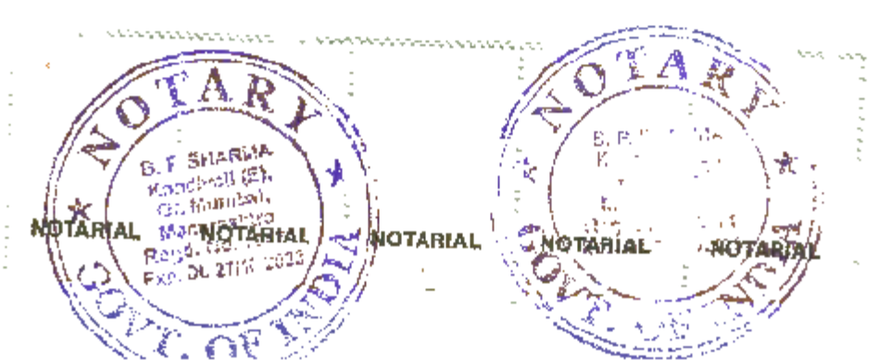
GRN MH000550618201920P	BARCODE	Date 16/04/2019 15:56:58	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps General Stamps SoS Mumbai only	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	AOB SBR AND ADM OFF MUMBAI SUBURBAN	Full Name	PTR UNiversal
Location	MUMBAI		
Year	2019-2020 One Time	Flat/Block No.	Gujjar Lane
Account Head Details	Amount In Rs.	Premises/Building	
0030038201 Genera Stamps	100.00	Road/Street	Santacruz West
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 4
		Remarks (If Any)	
		Declaration for RERA Application for Maheshwar Shikhar CHS Redevelopment	
		Amount In Words	One Hundred Rupees Only
Total	100.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000552819041600775	4014530335115
Cheque/DD No.		Bank Date	RBI Date	16/04/2019 15:56:56	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8268129999

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.



FORM 'B' [SEE RULE 3 (4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

I, Rohit Rajpal, Partner of PTR Universal, promoter of the proposed project Maheshwar Shikhar Co-operative Housing Society Ltd., Final Plot no. 29, Junction of Jain Derasar lane (previously known St. Andrew's Road) and Gujar lane, Santacruz (West), Mumbai – 400 054, do hereby solemnly declare, undertake and state as under:

1. That PTR Universal has a legally valid authentication of title of such land along with an authenticated copy of the redevelopment agreement between Maheshwar Shikhar CHS and PTR Universal for development of real estate project, which is enclosed herewith.
2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed by promoter is 01.04.2023
4. That seventy percent of the amounts realised by the 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, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the 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 by verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter have/has furbished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case mat be, on any grounds.

Deponent

Verification

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

Verified by me at Mumbai on this 16th day of April, 2019

Deponent

NOTARY GOVT. OF INDIA
B. P. SHARMA
Kandivali (E), Dist. Mumbai, Maharashtra
Regd. No. 10471
Exp. Dt. [illegible]2023

BEFORE ME
B. P. SHARMA
[illegible], LL.B.
NOTARY
MAHARASHTRA
(Govt. of India)
18 APR 2019