CHALLAN

MTR Form Number-6

GRN	MH010071917201920P	BARCODE		Date	28/12/2019-12:56:41	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	BRL7_JT SUB REGISTRAR BORIVALI 7	**Full Name**	SHEETAL DEVELOPERS
Location	MUMBAI		
Year	2019-2020 One Time	**Flat/Block No.**	104 105 RAGHUNATH KRUPA
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030056201 General Stamps	100.00	**Road/Street**	AAREY RAOD GOREGAON EAST
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 3
		Remarks (If Any)	
		RERA	
		Amount In Words	One Hundred Rupees Only
Total	100.00		

NOTARY PREETI B. TAILOR MUMBAI Reg. No.: 8994 GOVT. OF INDIA

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502019122800640	5905244514913
Cheque/DD No.		Bank Date	RBI Date	28/12/2019-12:57:57	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. : 9167555866

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागु आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

NOTARY PREETI B. TAILOR MUMBAI Reg. No.: 8994 GOVT. OF INDIA

LXMI

FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. BRAHMDEV SHUKLA promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated - (Conveyance dated _ _ _ _ _ _ _ / Development agreement dated 17th February 2017 registration no BRL-4-1847 / 2017 obtained in favour of firm/ company " SHEETAL DEVELOPERS ")

I, BRAHMDEV SHUKLA promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

   OR

   _ _ _ _ _ _ _ _ _ _ have/has a legal title 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.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is 3 YEARS . i.e possession date shall be 31-Dec-2022.

4. That seventy per cent of the amounts realised 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, 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 the 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 I / 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 be 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / 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.

Deponent

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 _____ on this ____ day of _____.

Deponent

ATTESTED BY

PREETI B. TAILOR
ADVOCATE & NOTARY (GOVT OF INDIA)
B-5, MILAN APT, SUBHASH CHANDRA LANE
MALAD (WEST), MUMBAI - 400 064.

28 DEC 2019

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