CHALLAN

MTR Form Number-6

GRN	MH001579903202324P	BARCODE		Date	04/05/2023-10:52:31	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamps General Stamps SoS Mumbai only	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2	**Full Name**	KASTUR PARK MAHAVIR CHS
Location	MUMBAI		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030056201 General Stamps	100.00
Total	100.00

Road/Street							
Area/Locality	MUMBAI						
Town/City/District							
PIN		4	0	0	0	6	6

Remarks (If Any)

AFFIDAVIT CUM DECLARATION

Amount In Words	One Hundred Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	10000502023050401042	7494055781819
Bank Date	RBI Date	04/05/2023-10:52:59	Not Verified with RBI
Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 8928199340

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

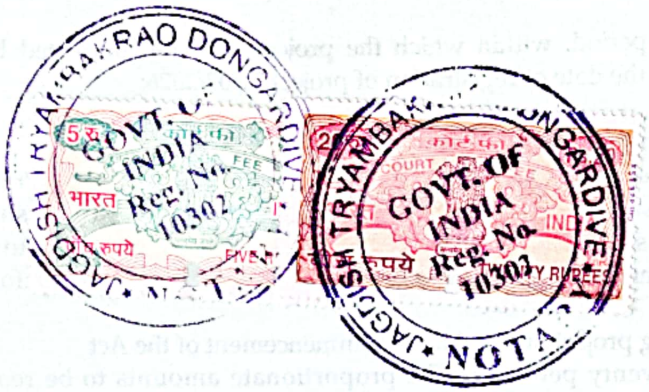
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 04-05-2023 10:54:45

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FORM 'B'

[See Rule 3(6)]

Declaration, Supported by An Affidavit, which shall be Signed by the Promoter or any Person Authorized by The Promoter

Affidavit cum Declaration –Land Owner/ Investor (Co-Promoter)

Affidavit-cum-Declaration of Mr. Chetan Parekh in my capacity as Hon. Secretary of Kastur Park Mahavir Co-operative Housing Society Ltd., the society being Land Owner of the proposed project - 'Mahavir-Krupa'/duly authorized by the Society of the said proposed project, vide its/his/their authorization letter dated Date 12/12/21.

I, Mr. Chetan Parekh in my capacity as Hon. Secretary of Kastur Park Mahavir Co-operative Housing Society Ltd., the society being Land Owner of the proposed project - 'Mahavir-Krupa'/duly authorized by the Society of the said proposed project, do hereby solemnly declare, undertake and state as under:

1. That I /Promoter have/has a legal title report to the land on which the development of the proposed

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OR

Kastur Park Co-operative Housing Society Ltd [Land Owner] have/has 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 the title of such land along with an authenticated copy of the agreement between such owner and **M/s Shri Neelkanth Developers And Builders [Promoter]** for the development of the real estate project is enclosed herewith.

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

OR

Those details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details shall be displayed on the web page as and whenever occurred.

3. That the time period, within which the project shall be completed by the Promoter from the date of registration of project **31/03/2026**;

4. (a) For new projects:
That seventy percent of the proportionate 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
(b) For ongoing project on the date of commencement of the Act
(i) That seventy percent of the proportionate amounts to be realized hereinafter 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.

OR

(ii) That entire of the proportionate amounts to be realized hereinafter 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 since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the proportionate amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / the Promoter, 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/the Promoter shall take all the pending approvals on time, from the competent authorities.

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8. That I/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 these rules, within seven days of the said changes occurring.

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

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

Deponent (Land Owner)

BOMBAY 400 092.

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 (Land Owner)

BOMBAY 400 092.

ATTESTED BY ME

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Topadpatti, Akurli Road, Kandivali (East)
Mumbai - 400 101

- 4 MAY 2023

JAGDISH TRYAMBAKRAO DONGARDIVE NOTARY GOVT. OF INDIA Regd. No. 10302

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