CHALLAN
MTR Form Number-6

GRN	MH006852775202324P	BARCODE		Date	14/08/2023-16:31:21	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)	AAEFO2324H
Office Name	GENERAL STAMP OFFICE MUMBAI	Full Name	OM SAI DEVELOPERS AND PROMOTERS
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No. Premises/Building	NEELAM CHSL
Account Head Details	Amount In Rs.	Road/Street	ATMARAM MHATRE ROAD
0030056201 General Stamps	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 8
		Remarks (If Any)	AFFIDAVIT CUM DECLARATION FORM B
Total	100.00	Amount In Words	One Hundred Rupees Only

NOTARY YADVESH CHANDRA DUBEY GR MUMBAI REGN. NO. 10131 GOVERNMENT OF INDIA

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023081405827	2801137474328
Cheque/DD No.		Bank Date	RBI Date	14/08/2023-16:31:42	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. : 8692828881

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 दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 14-08-2023 04:32:44

real estate project from the allottees, from time to time, shall be deposited in a



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

Affidavit cum Declaration of NEELAM CHSL, through its constituted Attorney M/S OM SAI DEVELOPERS & PROMOTERS of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, . NEELAM CHSL, through its constituted Attorney M/S OM SAI DEVELOPERS & PROMOTERS of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That constituted Attorney to owner have/has a legal title Report to the land on which the development of the project is proposed

OR

Have/has 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.

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

OR

That detail 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.

3. That the time period within which the project shall be completed by constituted Attorney to owner from the date of registration 31/12/2026

4. (a) For new projects :

That seventy per cent of the amounts realised by constituted Attorney to owner 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by constituted Attorney to owner 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 amounts to be realised hereinafter by constituted Attorney to owner 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 amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That constituted Attorney to owner 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That constituted Attorney to owner shall take all the pending approvals on time, from the competent authorities.

8. That constituted Attorney to owner 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 constituted Attorney to owner have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That constituted Attorney to owner shall not discriminate against any allottee at the time of allotment.

For OM SAI DEVELOPERS & PROMOTERS

PARTNER

M/S OM SAI DEVELOPER & PROMOTER
101, SHIVPRASAD CHSL.,
KURAR VILLAGE,
MALAD (EAST), MUMBAI-400 097.

OM SAI DEVELOPERS & PROMOTERS MUMBAI

GOVT. OF INDIA NOTARY

ATTESTED BY ME
14/8/23
YADVESH CHANDRA DUBEY
ADVOCATE & NOTARY
GOVT. OF INDIA