CHALLAN
MTR Form Number-6

GRN	MH005456327202324P	BARCODE		Date	20/07/2023-11:35:32	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	AOB_SBR AND ADM OFF MUMBAI SUBURBAN	**Full Name**	Shyamsunder Makharia
Location	MUMBAI		
Year	2023-2024 One Time	**Flat/Block No.**	Makharia House 2nd Floor 327
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030056201 General Stamps	500.00	**Road/Street**	Sardar Patel Road
		Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 0 4
		Remarks (If Any)	
		Affidavit MahaRERA	
		Amount In Words	Five Hundred Rupees Only
Total	500.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023072001226	5264634377939
Cheque/DD No.		Bank Date	RBI Date	20/07/2023-11:36:00	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. : 8779898352

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

NOTARY M. A. GAUTAM MUMBAI MAHARASHTRA Reg. No 6089 GOVT. OF INDIA

M. A. GAUTAM REGD. No. 6089 MUMBAI MAHARASHTRA Expiry Dt. 11-06-2026 NOTARY GOVT. OF INDIA

Print Date 20-07-2023 11:40:44

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.Shyamsunder Makharia promoter of the proposed project / ~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated_____~~;

I, Mr. Shyamsunder Makharia, promoter of the proposed project Gateway Residences , ~~duly authorized by the promoter of the proposed project~~ do hereby solemnly declare, undertake and state as under :

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

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

3. That the time period within which the project shall be completed by me/promoter is 31st December 2025

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 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 utilized 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That 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
CA to Owner

Verification

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

Verified by me at Mumbai on this 19th day of July, 2023

Deponent
CA to Owner

BEFORE ME
19/7/2023
M. A. GAUTAM
Regn. No. 6089 B.A.LL.B.
NOTARY, GOVT. OF INDIA
Resi: Adenwala Compound, R. No. 132,
M. J. Marg, Parel Village,
Mumbai - 400 012.

NOTED & REGISTERED
No. 2862 Reg. No. 308
19/7/2023

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