CHALLAN
MTR Form Number-6

GRN MH001864438202324P	BARCODE	Date 10/05/2023-17:36:36	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)	AAFFE5075J
Office Name	GENERAL STAMP OFFICE MUMBAI	Full Name	EKEN CONSTRUCTIONS
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	602 EKEN HEIGHTS
		Premises/Building	

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

Road/Street	CORNER OF 21ST ROAD
Area/Locality	BANDRA WEST MUMBAI
Town/City/District	
PIN	4 0 0 0 5 0

Remarks (If Any)

FORM B AFFIDAVIT CUM DECLARATION FROM EKEN CONSTRUCTIONS

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.	10000502023051006591	2425797921735
Bank Date	RBI Date	10/05/2023-17:36:53	Not Verified with RBI
Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 9820395432

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

NOTARY
RANJEET SINGH
SANTACRUZ (W),
MUMBAI M.S.
Reg. No. 9136
Exp. 20/10/2026
GOVT. OF INDIA

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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

Affidavit cum Declaration of M/S EKEN CONSTRUCTIONS promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, 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 Repor t 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 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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration 31/12/2025

4. (a) For new projects :

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.

(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 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 amounts to be realised 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 amounts from the separate account shall be withdrawn in accordance with

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Rule
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 utilised 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.
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.

For EKEN CONSTRUCTIONS

Partner

EKEN CONSTRUCTIONS MUMBAI

NOTARY RANJEET SINGH SANTACRUZ (E), MUMBAI M.S. Reg. No. 9136 Exp- 20/10/2026 GOVT. OF INDIA

BEFORE ME

RANJEET SINGH M.Sc LL.B.
NOTARY
MAHARASHTRA
GOVT OF INDIA

RANJEET SINGH (Notary Govt of India)
Register No 2111
Dated 11 MAY 2023

NOTARY RANJEET SINGH SANTACRUZ (E), MUMBAI M.S. Reg. No. 9136 Exp- 20/10/2026 GOVT. OF INDIA NOTARIAL

NOTARY RANJEET SINGH SANTACRUZ (E), MUMBAI M.S. Reg. No. 9136 Exp- 20/10/2026 GOVT. OF INDIA NOTARIAL

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