



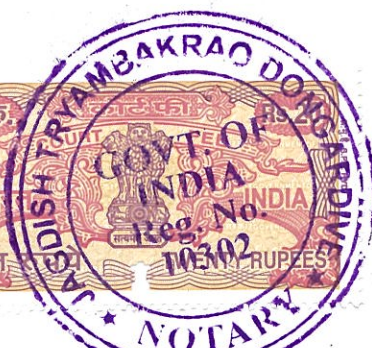
CHALLAN
MTR Form Number-6



GRN	MH008491899202324U	BARCODE			Date	23/09/2023-15:24:16		Form ID		
Department Revenue Department					Payer Details					
Other Receipts Type of Payment					TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name ADDL COLLECTOR MUMBAI SUBURBAN					Full Name		Sahakar Creation			
Location MUMBAI										
Year 2023-2024 One Time					Flat/Block No.					
Account Head Details					Amount In Rs.		Premises/Building			
0045057201 Amount Of Tax					100.00		Road/Street			
							Area/Locality			
							Town/City/District			
					PIN					
					Remarks (If Any)					
					From B Affidavit cum Declaration					
					Amount In		One Hundred Rupees Only			
Total					100.00		Words			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		00040572023092327420 CPADCPFKE4	
Cheque/DD No.					Bank Date		RBI Date		23/09/2023-15:24:25 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9892015230







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 **Mr. Nihir B Thakkar** partner of **M/S Sahakar Creation**
(promoter) duly authorized by the promoter of the proposed project **Sahakar Vista**,
vide his authorization dated **15.09.2023**

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 Promoter has a legal Title Report 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 us/ promoter
from the date of registration; **July 2026**.

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.

5. That the 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 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.

(Mr. Nihir B Thakkar)
Deponent



BEFORE ME


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

25 SEP 2023

