CHALLAN
MTR Form Number-6

GRN	MH008352074202324E	BARCODE		Date	20/09/2023-13:46:16	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamp Vendor Sale of Non Judicial Stamps SoS Mumbai only	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	**Full Name**	chandra kosha konstruction pvt ltd
Location	MUMBAI		
Year	2023-2024 One Time	**Flat/Block No.**	malad east
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	jitendra cross road
0030045501 Sale of NonJudicial Stamp	100.00	**Area/Locality**	mumbai
		Town/City/District	
		PIN	4 0 0 0 9 7
		Remarks (If Any)	form b declaration of promoter for RERA
Total	100.00	**Amount In Words**	One Hundred Rupees Only

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

GOVT. OF INDIA NOTARY YADVESH CHANDRA DUBEY GREATER MUMBAI REGN. NO. 10131 Dt. 21/09/2023

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023092025427	CKY0485315
Cheque/DD No.		Bank Date	RBI Date	20/09/2023-13:48:01	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. : 9870176005

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

GOVT. OF INDIA NOTARY

भारत INDIA FIVE RUPEES NOTARIAL

Notary

Print Date 20-09-2023 01:57:27


GOVT. OF INDIA

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 G. K. NAGAR NO 2. CO-OPERATIVE HOUSING SOCIETY LTD , through its constituted Attorney M/S CHANDRAKOSHA KONSTRUCTION PRIVATE LIMITED of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, . G. K. NAGAR NO 2. CO-OPERATIVE HOUSING SOCIETY LTD, through its constituted Attorney M/S CHANDRAKOSHA KONSTRUCTION PRIVATE LIMITED 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 CHANDRAKOSHA KONSTRUCTIONS PRIVATE LIMITED

DIRECTOR

ATTESTED BY ME

20/9/23

ADVESH CHANDRA DUBEY
ADVOCATE & NOTARY
GOVT. OF INDIA

NOTARY GOVT OF INDIA
ADVESH CHANDRA DUBEY
GREATER NOIDA