NOTARY
ACHYUT DAMODAR GHORPURKAR
Regd. No. 961
EXP. DATE 21-7-2020
GOVERNMENT OF INDIA

CHALLAN

MTR Form Number-6

GRN	MH002412756201718E	BARCODE		Date	16/06/2017-13:59:02	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamp Vendor Sale of Non Judicial Stamps IGR Rest of Maha	**TAX ID (If Any)**	
		PAN No.(If Applicable)	AACCM3752A
Office Name	MLS2_MULSHI 2 SUB REGISTRAR	**Full Name**	MATRIX DEVELOPERS PVT LTD
Location	PUNE		
Year	2017-2018 One Time	**Flat/Block No.**	S.NO.16 AND OTHERS
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Sale of NonJudicial Stamp	500.00	**Road/Street**	BHUGAON
		Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 2 1 1 5
		Remarks (If Any)	affidavit cum declaration of Matrix Developers Pvt Ltd. for RERA Purpose
		Amount In Words	Five Hundred Rupees Only
Total	500.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017061623285	CKC7727732
Cheque/DD No.		Date		16/06/2017-14:00:31	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 7387008366

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Print Date 16-06-2017 02:15:08

Form 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of ~~Mr./Ms.~~ Matrix Developers Pvt. Ltd., having its registered office at 1, Somnath, Ram Mandir Road, near Tilak Mandir, Vile Parle (East) Mumbai: 400 057, Maharashtra, promoter of the ~~proposed~~ ongoing project viz. Forest Trails High Land Tower No. 9, 10 & 11, situated at: Sector No. R-12 B, Forest Trails, Survey No. 16/1 and others, Matalwadi road, Mouje Bhugaon, Taluka Mulshi, District Pune -412115, through Kamalesh Dutta, age: adult, occupation: service, address: PSC House, CTS No. 111+111/2, Anand Colony, off Prabhat Road, Pune: 411 004, its signatory duly authorized by the promoter of the ~~proposed~~ ongoing project, vide its~~/his/their~~ authorization dated 03/05/2017;

I, Kamalesh Dutta ~~promoter of the proposed project /~~ duly authorized by the promoter of the ~~proposed~~ ongoing 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~~ ongoing.

~~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 the title of such land alongwith 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 litigations, details of any rights, title, interest or name of any party in or over such land, ~~alongwith details~~ are as under:

Details of encumbrances:

Sr. No.	Details of the encumbrances
1	As per mortgage deed dated 04/05/2017, registered in the office of Sub.Registrar Mulshi (II) on the same day, at serial No.5242/ 2017, the Promoter has mortgaged certain portion of the Whole Land (pertaining to the Whole Project – Forest Trails) including the entire Project Land, together with construction thereon – both present and future, together with present and future T.D.R./ F.S.I. and any accruals/ income/ claims that may arise from the Project Land/ construction thereon and all receivables from sale of any unit constructed both present and future on the Project Land, in favour of HDFC Ltd., Shivajinagar, Pune.

List of litigations:

Sr. No.	Name of the Court	Type of case	Case No.	Role of the Promoter	Litigation for:	Preventive order if any	Present status
1	C.J.J.D., Pune	Civil-Misc. Application	117/10	Applicant	Setting aside the order dated 24-06-2009 below Exh. 1 in Final Decree Application No. 1021/97 and also for squashing and setting aside judgement and decree dated 22-06-98 in RCS No.1021/97 passed by Hon'ble Civil Judge Jr. Div.	No.	For filing evidence affidavit of applicant
2	C.J.S.D., Pune	Civil Suit-Special	1480/11	Defendant	Suit for declaration, perpetual injunction, partition and possession	No	kept for amended plaint of the Plaintiff and pending for Argument on Injunction Application Exh. 5.
3	Addnl Collector Pune	RTS Appeal	249/2017	Appellant	Challenging the order dated 14/12/2016 passed by SDO Maval-Mulshi	Yes. Passed the order to maintain "Status Quo"	Issue notice to respondent

3. That the time period within which the project shall be completed by ~~me~~/ the Promoter from the date of registration of the Project: on or before: 31/12/2021.

4. ~~(a) for new projects~~:

~~That seventy percent 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 percent 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 the completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That ~~I/~~ 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 of any apartment, plot or building, as the case may be.

Deponent

Verification

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

Verified by me at _____ on this 19th day of June, 2017

Deponent

NOTARY ACHYUT DAMODAR GHOSPURKAR Reg. No.861 EXP. DATE 21-7-2020 GOVERNMENT OF INDIA

BEFORE ME

A. D. GHOSPURKAR
NOTARY UNION OF INDIA
PUNE

Noted And Registered
at Sr. No. 817/2017
Date 19/6/17

