



CHALLAN
MTR Form Number-6



GRN MH007643135201819E	BARCODE	Date 26/10/2018-10:00:29	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)	
Office Name HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	MANTRA GREENS LLP	
Location PUNE			
Year 2018-2019 One Time	Flat/Block No.	SURVEY NO 56	
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Sale of NonJudicial Stamp	100.00	Road/Street	UNDR/
		Area/Locality	PUNE
		Town/City/District	
		PIN	
		Remarks (If Any)	
		AFFIDAVIT CUM DECLARATION	
		Amount In	One Hundred Rupees Only
Total	100.00	Words	
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 02300042018102638592 616337480
Cheque/DD No.		Bank Date RBI Date	26/10/2018-10:02:06 Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9326186445
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.





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

(Mantra Essence, Building B, Phase 4)

Affidavit cum Declaration of M/s. Mantra Greens LLP through partner Mr. Rohit Ghanshyam Gupta promoter of proposed project name as 'Mantra Essence', Building A, Phase 4 situated at S. No. 56 (part), Village Undri, Tal. Haveli, District Pune project / duly authorized by the promoter of the proposed project, vide /their authorization dated;

I, Mr. Rohit Ghanshyam Gupta partner of M/s. Mantra Greens LLP 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 Adv. Mugdha Sudhir Lanke has issued a legal title Report to the land on which the development of the proposed project is to be carried out

2. That apart from encumbrances mentioned below the project land is free from all encumbrances.

Details of Encumbrance:

Sr. No.	Details of Encumbrance
1	Loan of Rs. 25 Cr. as per the Mortgage Deed dt. 20/03/2018 vide registration no. 4090/2018, registration in the office Joint Sub registrar of Haveli 1 in favour of State Bank of India, Commercial Branch, Pune



OR

That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details (consent document uploaded).

Details of Litigation –

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. & JMFC Pune	Civil Matter	RCS No. 1772/2015	Plaintiff	Suit for Declaration and Permanent Injunction	Yes	Hearing on EXH 05

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; dated: 31/12/2022

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.

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 Rule 5

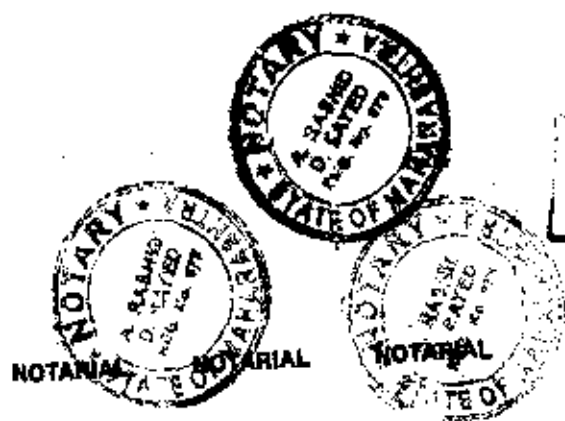
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent

Verification

Verified by me at Pune on this 25th day of July 2018.



Noted & Registered
At. Sr. No.: 43923/2017

~~Dependent~~

ATTESTED BY

A. RASHID O. SAYED
NOTARY, STATE OF KARNARASHTRA
PUNE

28 OCT 2018