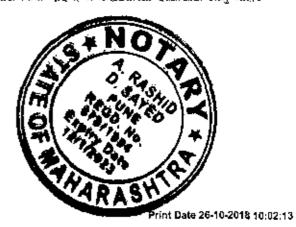


CHALLAN MTR Form Number-6



		 										
GRN M	H007643135201819E	BARCODE		188 1411 M 1 1844 11		IIII Date	a 26/10/2018-10:0	00:29 F	orm ID			
Department Inspector General Of Registration				Payer Details								
Non-Judicial Stamp Vendor Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID (If Any)									
Type of Fayment Gais of Mon aborder Statists for Mest of Mana				PAN No.(If A	Applicable)							
Office Nan	Office Name HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		MANTRA GREENS LLP						
Location	PUNE											
Year	2018-2019 One Tim	e			Flat/Block No. SURVEY NO 56							
	Account Head Details Amount in Rs.			Premises/Building								
0030046401	0030046401 Sale of NonJudicial Stamp 100.		100.00	Road/Street		UNDRI						
					Area/Locality Town/City/District		PUNE					
	· · ·											
					PIN							
	· - ·				Remarks (II	f Any)						
				AFFIDAVIT CUM DECLARATION								
_												
	·											
					Amount in	One Hun	dred Rupees Only					
Total				100.00	Words							
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	0230004201810	2638592	61633	7480			
Cheque/D()	Cheque/DO No.			Bank Dale	RBI Date	26/10/2018-10:0	2:06	Not Ve	vified _i	vith R	8)	
Name of Eank			Bank-Branch BANK OF MAHARASHTRA									
Name of Granch			Scroll No. , Date Not Verified with Scroll									

Department ID : Mobile No. : 9326186445 NOTE:- This challen is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document सदर चलन "टाइप ऑफ पेमेट" मध्ये नमुद कारणाधारीव जानु आहे . इंटर कारणांसाठी किया नोदणी न वन्यवयाच्या दस्तासाठी लागु 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

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

Details of Litigation -

Sr.	Name of	Туре	Case No.	Role of	Litigation for	Preventiv	Present	
No	the Court	of !		the		e order if	Status	
		Case	İ	Promoter	 	any		
1	C. J. J. D.	Civil	RCS No.	Plaintiff	Suit for	Yes	Hearing	
	& JMFC	Matter	1772/201		Declaration	 	on EXH	
	Pune		5		and		05	
: : 	! 				Permanent			
					Injunction			

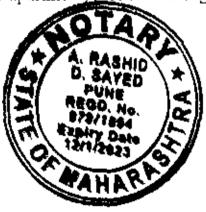
- 3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; dated: 31/12/2022
- 4. a) For new projects: That seventy per cent of the amounts realised by mc/promoter for the real estate project from the allottees, from time to time, shall 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 mc/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

6. The promoter shall get the accounts audited within six months after shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that 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 the promoter shall take all the pending approvals on time, from the competent authorities.
- 8. That 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 the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 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

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

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

