



CHALLAN
MTR Form Number-6



GRN	MH00455181420223P	BARCODE			Date	05/07/2022-14:23:22		Form ID		
Department Inspector General Of Registration					Payer Details					
Non-Judicial Stamps					TAX ID / TAN (If Any)					
Type of Payment General Stamps SoS Mumbai only					PAN No.(If Applicable)					
Office Name GENERAL STAMP OFFICE MUMBAI					Full Name		Magnum Landcon LLP			
Location MUMBAI										
Year 2022-2023 One Time					Flat/Block No.		12 4 Floor Cutch Castle			
Account Head Details			Amount In Rs.		Premises/Building					
0030056201 General Stamps			500.00		Road/Street		SVP Road Opera House			
					Area/Locality		Girgaon Mumbai			
					Town/City/District					
					PIN		4 0 0 0 0 4			
					Remarks (If Any)					
					Affidavit-cum-Declaration					
					Amount In		Five Hundred Rupees Only			
Total					500.00		Words			
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		10000502022070502079 3063254825030	
Cheque/DD No.					Bank Date		RBI Date		05/07/2022-14:24:37 Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. :

9820475442

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



22 02:31:50

FORM B

[See Rule 3(4)]

Affidavit cum Declaration

I, **Mr. Avi M Jain**, age 33 yrs., residing at 2901, Shreepati Arcade, Nana Chowk, Gowalia Tank, Grant Road, Mumbai- 400 007 duly authorised by Directors of **M/s. Magnum Landcon LLP** vide authorization letter dated 01.07.2022.

I Mr. Avi M Jain, Partner of M/s. Magnum Landcon LLP do hereby solemnly declare, undertake and state as under:

1. The Promoter have the Legal Title Report dated 01.07.2022 from Advocate **L I M LEGIT (Proprietor- Adv. Dipesh U. Siroya)** have a legal title of the land on which the development of the Project is proposed and a legally valid authentication of such land is enclosed herewith.
2. That the Project Land is free from all encumbrances;
3. That the time period within which project shall be completed by promoter is 31st December 2027.
4. I declare and state that entire of the amounts to be realized hereinafter by the 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. I declare and state that the amount from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate Agent, rates of Interest and Disclosure of Website) Rule, 2017;
6. I say and declare that 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project;
7. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
8. I say and declare 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. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.



10. I say and declare 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.

VERIFICATION

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

Verified by me at **Mumbai** on this 5th day of July, 2022.

For Magnum Landcon LLP



Authorised Signatory
Deponent



BEFORE ME

S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist.

6 JUL 2022