

### CHALLAN MTR Form Number-6



GRN MH000316359202324P BARCODE			IIII Dat	te 08/04/2023-13;42:08 Form ID					
Department Inspector General Of Registration		Payer Details							
Non-Judicial Stamps  Type of Payment General Stamps SoS Mumbai only		TAX ID / TAN (If Any)							
		PAN No.(If Applicable)							
Office Name GENERAL STAMP OFFICE MUMBAI		Full Name		Mangalesh CHS LTD					
Location MUMBAI									
Year 2023-2024 One Time			No.	Sub Plot No 20 of TPS III of Borivali					
Account Head Details Amount In Rs.		Premises/Building							
0030056201 General Stamps 100.00		Road/Street		Eksar New F.P. No. 275/A Shimpoli Road					
GOVT. OF INDIA Reg. No. 10302		Area/Locality Town/City/District		Borivali w Mumbai					
		PIN			4	0	0	0	9 2
		Remarks (If Any)  Affidavit cum Declaration form B for RERA							
Total	100.00	Amount In	One Hun	e Hundred Rupees Only					
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK							
Cheque-DD Details		Bank CIN	Ref. No.	10000502023040	080136	63 92			
Cheque/DD No.		Bank Date	RBI Date	08/04/2023-13:42	2:41	N	ot Ver	ified wil	h RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					

Department ID : Mobile No. : 9833441430 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागु आहे . नोदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही .





# FORM 'B' [See rule 3(6)]

## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Harish Jain representative of Rishabraj Infra LLP, the promoter of the proposed project/ Duly Authorized by the promoter of the proposed project namely **Rishabraj Mangalesh** and Building known as "Mangalesh CHSL" situated on Plot bearing Sub-Plot Nos. 20 of TPS III of Borivali at Village Eksar bearing new F.P. No. 275/A situated at Kastur Park, Shimpoli Road, Borivali (West), Mumbai – 400 092

I, promoter of the proposed do hereby solemnly declare, undertake and state as under:

1. That I have a Legal Title Report to the land on which the development of the project is proposed

### AND

A legally valid authentication of title of such land along with an authenticated copy of the Development Agreement between such Rishabraj Infra LLP and "Mangalesh CHSL" for development of the real estate project is enclosed herewith.

- 2. That the project land is free from all encumbrances.
- 3. That the time period within which the project shall be completed by me from the date of registration of the project is 31/12/2026
- 4. That seventy per cent of the amounts realised 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 The Cosmos Co Op Bank, Borivali (East) Branch, Mumbai to cover the cost of construction and the land cost and shall be used only for that purpose.
- 5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
- 6. That I 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 shall take all the pending approvals on time, from the competent authorities.

8. That I 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.

That I have furnished such other documents as have been prescribed by the rules and gulations made under the Act.

10. That I shall not discriminate against any allottee at the time of allotment.

For Rishabraj Infra LLP

HARISH

Digitally signed by

HARISH

RATANCHA RATANCHAND JAIN

ND JAIN

Date: 2023.04.08 13:33:24 +05'30'

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 this \_\_\_\_ day of

For Rishabraj Infra LLP

HARISH

RATANCHAND

.......

JAIN

Digitally signed by HARISH RATANCHAND JAIN

Date: 2023.04.08 13:33:05

Deponent

TTESTED BY ME

SH TRYMBAHRAO DONGARDIVE SCATE & NOTARY, (GOVT. OF INDIA)

anesh Chawl Committee, Kranti Nagar, opadpatti, Akurli Road, Kandivali (East)

Mumbai - 400 101

APR 2023