



CHALLAN
MTR Form Number-8



GRN	MH008172806201920E	BARCODE			Date	09/11/2019-15:23:48		Form ID	
Department Inspector General Of Registration					Payer Details				
Non-Judicial Franking Vendor					TAX ID (If Any)				
Type of Payment Purchase of Franking Code SoS Mumbai only					PAN No.(If Applicable)		AABCR8562L		
Office Name GENERAL STAMP OFFICE MUMBAI					Full Name		ROMELL PROPERTIES PVT LTD		
Location MUMBAI									
Year 2019-2020 One Time					Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030045501 Purchase of Franking Code				100.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					AFFIDAVIT				
					Amount In		One Hundred Rupees Only		
Total				100.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572019110974276	CKL2081347	
Cheque/DD No.					Bank Date	RBI Date	09/11/2019-15:24:56	Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 7506362756

संदर्भ नंबर : 00040572019110974276



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DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Domnic Savio Romell**, Director of **M/s. Romell Properties Pvt. Ltd.**, promoter of the project duly authorized vides its authorization/board resolution dated 09-11-2019.

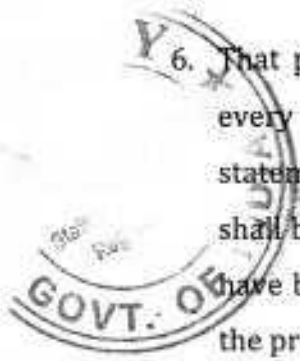
I **Mr. Domnic Savio Romell** duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal Title Report to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such land along with 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.
3. That the time period within which the project shall be completed by promoter is 31-12-2023.
4. For ongoing project on the date of commencement of the Act:
That seventy per cent of the amounts to be realized hereinafter by 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.



6. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. The promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of the section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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 Mumbai on 09/11/2019.



9/11/2019
S. B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA
No. B/4, Sai Dham Hsg. Soc.,
Tilak Nagar, Sakinaka,
Mumbai - 400 072.

Deponent