



CHALLAN
MTR Form Number-6

GRN	MH004013379201718P	BARCODE											Date	30/07/2017-11:21:21	Form ID		
Department	Inspector General Of Registration		Payer Details														
Non-Judicial Stamps			TAX ID (If Any)														
Type of Payment			General Stamps SoS Mumbai only		PAN No.(If Applicable)												
Office Name			GENERAL STAMP OFFICE MUMBAI		Full Name												
Location			MUMBAI		PARAS BUILDERS												
Year			2017-2018 One Time		Flat/Block No.												
Account Head Details			Amount In Rs.		Premises/Building												
0030056201 General Stamps			500.00		Road/Street												
					37 A												
					Area/Locality												
					M G ROAD												
					Town/City/District												
					PIN												
					4 0 0 0 5 7												
					Remarks (If Any)												
					FORM B AFFIDAVIT CUM DECLARATION MAHA RERA												
					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.												
					10000502017073000045 9111515281204												
Cheque/DD No.					Bank Date												
					RBI Date												
					30/07/2017-11:22:28												
Name of Bank					Bank-Branch												
					SBIEPAY PAYMENT GATEWAY												
Name of Branch					Scroll No., Date												
					Not Verified with Scroll												

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दस्तावेज का रजिस्ट्रार कार्यालय (नॉटरीन) के माध्यम से ही स्वीकार्य है। नॉटरीन न केवल दस्तावेज स्वीकार्य है सदर चलन लागू नहीं।

Mobile No. : 9820440291

2. गैर नॉटरीन दस्तावेज
Paras Builders



-FORM 'B'
[See Rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of PARAS BUILDERS (1985), Promoter of the Real Estate Project

Affidavit cum Declaration of **GELABHAI DAYABHAI SHAH** and **PARAG KHIMJI SHAH**, Partners of **PARAS BUILDERS (1985)**, a Partnership Firm, being **PROMOTER**, of the Real Estate Project, vide their authorization dated 30/07/2017.

We, **GELABHAI DAYABHAI SHAH** and **PARAG KHIMJI SHAH**, Partners of **PARAS BUILDERS (1985)**, **PROMOTER** of Real Estate Project, under S.R.A Scheme, situated on the plot C.T.S. nos. 29(pt), 30(pt), 31 (pt), 32, 33, 34(pt), 35(pt.) of village Oshiwara, off Link road, Jogeshwari (W), Taluka Andheri, Mumbai Suburban, Mumbai - 400 102, (**PROJECT LAND**), do hereby solemnly declare, undertake and state as under :

1. That the **PROMOTER** has a legal title Report to the Project Land, on which the development of the Real Estate Project is being carried out.
2. That the Project Land is free from all encumbrances, except that, the **PROMOTER** has availed Project Finance from The Cosmos Co-op Bank Ltd, Vile Parle East Branch, Mumbai – 400057.
3. That the time period within which the Real Estate Project shall be completed by the **PROMOTER** of the Real Estate Project, shall be on or before 31/12/2022, subject to Force Majeure events as listed in The Real Estate (Regulation and Development) Act, 2016 (the "Act")
4. That the seventy per cent / 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 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.
6. The **PROMOTER** shall get its 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 the Real Estate Project have been utilized for the Real Estate Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Real Estate Project.
7. That the **PROMOTER** shall take all the pending approvals on time, from the competent authorities.
8. That the **PROMOTER** shall inform the Maharashtra Real Estate Regulatory Authority established by the Government of Maharashtra under sub-section (1) of Section 20 of the Act 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 the General Rules, within seven days of the said changes occurring.

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9. That the PROMOTER has furnished all 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.

PARAS BUILDERS (1985)
through its Partners

21 *Shrihari Shewari*

GELABHAI DAYABHAI SHAH
Partner

Parag
PARAG KHIMJI SHAH
Partner

Verification

The contents of our above Affidavit cum Declaration, is explained to me and understood by me. The said contents are true and correct and nothing material has been concealed by us there from.

Verified by us at Mumbai on this 30th day of July, 2017.

PARAS BUILDERS (1985)
through its Partners

21 *Shrihari Shewari*

GELABHAI DAYABHAI SHAH
Partner

Parag
PARAG KHIMJI SHAH
Partner

BEFORE ME
mm
KIRTIK. NAGDA, B.Com., LL.M
ADVOCATES & NOTARY PUBLIC
GOVT. OF INDIA
5. Trimurti Krupa CHS. Ltd.
Ram Mandir Road,
Vile Parle (E), Mumbai - 400 067.

This Documents has noted
and registered in Notary
Register
Sr. No. 316
Dated 30/7/2017

30 JUL 2017

