



MTR Form Number-6

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

2. Directions were
Posed.



-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.

21/07/2017
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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

211 574001551
GELABHAI DAYABHAI SHAH

Partner


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.

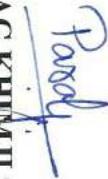
Verified by us at Mumbai on this 30th day of July, 2017.

BEFORE ME

KIRTIK NAGDA, B.Com,LL.M
ADVOCATES & NOTARY PUBLIC

5, Trimurti Kupa CHS, Ltd.
Ram Mandir Road,
Vile Parle (E), Mumbai - 400 037.

GELABHAI DAYABHAI SHAH
Partner


PARAG KHIMJI SHAH
Partner

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

