



CHALLAN
MTR Form Number-6



GRN	MH002396061202223E	BARCODE			Date	26/05/2022-12:07:04		Form ID	
Department				Inspector General Of Registration					
Non-Judicial Stamps				Payer Details					
Type of Payment				General Stamps SoS Mumbai only		TAX ID / TAN (If Any)			
						PAN No.(If Applicable)		AAZFM9400B	
Office Name				BRL5_JT SUB REGISTRAR BORIVALI 5		Full Name		MONARCH LIFESPACE LLP	
Location				MUMBAI					
Year				2022-2023 One Time		Flat/Block No.		A 203 MAHAVIDEH CHSL	
Account Head Details				Amount In Rs.		Premises/Building			
0030056201 General Stamps				100.00		Road/Street		CHANDARVAKR ROAD	
						Area/Locality		BORIVALI WEST MUMBAI	
						Town/City/District			
						PIN		4 0 0 0 9 2	
						Remarks (If Any)			
						RERA FORM B			
						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.		00040572022052698913 IK0BRWZBE0	
Cheque/DD No.				Bank Date		RBI Date		26/05/2022-12:24:08 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 document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9869664948

सदर चलन केवल दुर्यम निबंधक कार्यालय नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





FORM 'B'

[See rule 3(6)]

**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./Ms. PRAHLAD D. SHETH (Partner of MONARCH Lifespace LLP)** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report t to the development rights to the land on which thedevelopment of the project is proposed

OR

Have/has a legal title Report to the land on which the developmentof the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticatedcopy of the agreement between such owner and promoter for development ofthe real estate project is enclosed herewith.

2. That the development rights to the project land is free from all encumbrances.

OR

That details of encumbrances _ including dues and litigation, detailsof any rights, title, interest or name of any party in or over such land, along withdetails.

3. That the time period within which the project shall be completed by me/promoter from the date of registration 30/04/2025

4. (a) For new projects :

That seventy per cent of the amounts realised by me/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 andthe land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by me/promoterfor the real estate project from the allottees, from time to time, shall be depositedin a separate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for that purpose.

OR

(ii) That entire of the amounts to be realised hereinafter by me/promoter for thereal estate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for that purpose, since theestimated receivable of the project is less than the estimated cost of completion of theproject.

5. That the amounts from the separate account shall be withdrawn in accordance withRule 5

6. That I / 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 the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I / the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / 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. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

For Monarch Lifespace LLP

For MONARCH LIFE SPACE LLP

PD Sheth

Director

Director



BEFORE ME

DM
JAGDISH TRYAMBAKRAO DONGARIVE
ADVOCATE & NOTARY (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Akurli Road, Kandivali (East),
Mumbai - 400101.

17 JUN 2022