



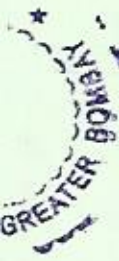
CHALLAN
MTR Form Number-6

[illegible]

Department ID :	Scroll No. , Date	Not Verified with Scroll
E:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.		
		Mobile No. : 9769113076

FORM - B

Affidavit Cum Declaration



Affidavit cum Declaration of **Mr. JAYUR K SHAH**, designated partner of **K. TALSANIA CONSTRUCTION** having its place of business at **132/A, Bombay Talkies Compound, Himansu rai Road, Malad west, Mumbai 400 064**. the promoter of the proposed project / duly authorized by the promoter of the proposed project. '**MALAD SHITALNATH CO-OP HSG**', CTS: 559/10, VILLAGE- MALAD, S.V.ROAD, MALAD WEST, MUMBAI 400064.

I, **JAYUR K. SHAH** designated partner of **K. TALSANIA CONSRUTION** having its place of business at address mentioned herein above, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

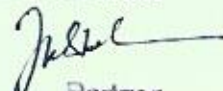
1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.

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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of project is 31/12/2025.
4. 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 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 That the amounts from the separate account, shall be withdrawn in accordance with Rule 5.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/ 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 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter shall inform the Authority regarding all the changes that have occurred have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For K. TALSANIA CONSTRUCTION


Partner

10. That I/the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For K. TALSANIA CONSTRUCTION

[Signature]
Deponent Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 11 MAR 2022 on this 11 day of MAR.

For K. TALSANIA CONSTRUCTION

[Signature]
Deponent Partner



11 MAR 2022

ATTESTED BY ME

[Signature]
J. D. RAWAL
Advocate & Notary
Notary Greater Bombay 1201, Nilanjana, Jyoti Road
Malad (W) Mumbai - 400 064

