



CHALLAN
MTR Form Number-6



GRN	MH004409572202122E	BARCODE			Date	02/08/2021-13:35:02	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Non-Judicial Customer-Direct Payment Sale of Non Judicial Stamps SoS Mumbai only				TAX ID / TAN (If Any)			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1				PAN No.(If Applicable)			
Location	MUMBAI				Full Name	Saptrishi Infracon Pvt Ltd		
Year	2021-2022 One Time				Flat/Block No.	Building no 135 Vishal Pant Nagar CHSL		
Account Head Details	Amount In Rs.				Premises/Building	Cts no 5707 Village Ghatkopar Kiroli		
0030045501	Sale of NonJudicial Stamp				Road/Street	Ghatkopar East Mumbai		
					Area/Locality			
					Town/City/District			
					PIN	4 0 0 0 7 5		
					Remarks (If Any)	PAN2= PN=RERA-CA=		
					Amount In	One Hundred Rupees Only		
					Words	100.00		
Total					FOR USE IN RECEIVING BANK			
Payment Details	INDIAN OVERSEAS BANK				Bank CIN	Ref. No.	02700452021080250175	202108020781860
Cheque/DD Details					Bank Date	RBI Date	02/08/2021-13:37:53	Not Verified with RBI
Cheque/DD No.					Bank-Branch	INDIAN OVERSEAS BANK		
Name of Bank					Scroll No. , Date	Not Verified with Scroll		
Name of Branch					Mobile No. : 9323683454			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vital Vijay Takatrao, promoter of the proposed project "SHREE BALAJI 135" duly authorized by M/s. SAPTRISHI INFRACON Private Limited the promoter of the proposed project, vide his authorization dated 15/07/2021;

I, Mr. Vital Vijay Takatrao promoter of the proposed project duly authorized by M/s. SAPTRISHI INFRACON Private Limited 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 to the land on which the development of the project is proposed

OR

~~_____ have/has a legal title Report to the land on which the developme
of the proposed project is to be carried out~~

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.

OR

~~That details of encumbrances _____ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project 30/06/2026;

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 and the 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/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.~~

OR

(ii) ~~That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.~~

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 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 of any apartment, plot or building, as the case may be.

Deponent

Vinay

M/s. SAPTRISHI INFRACON Private Limited

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 this 03rd day of August, 2021.



Deponent

Vinay

M/s. SAPTRISHI INFRACON Private Limited

BEFORE ME

S. P. DUBHEY

B.A., L.L.B.

NOTARY GR. MUMBAI

**MAHARASHTRA
(GOVT. OF INDIA)**

3 AUG 2021