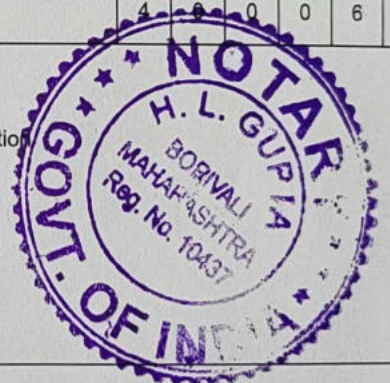




CHALLAN
MTR Form Number-6



GRN MH014213176202122P	BARCODE	Date 08/03/2022-10:43:51	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Non-Judicial Stamps General Stamps SoS Mumbai only		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name GENERAL STAMP OFFICE MUMBAI	Full Name	Rishabraj Estate Developers Pvt Ltd	
Location MUMBAI			
Year 2021-2022 One Time	Flat/Block No.	103 Jai tirth	
Account Head Details	Amount In Rs.	Premises/Building	
0030056201 General Stamps	100.00	Road/Street	Daulat Nagar Raod No 10
		Area/Locality	Borivali East Mumbai
		Town/City/District	
		PIN	4 0 0 6 6
		Remarks (If Any)	
		From B Affidavit Cum Declaration	
		Amount In	One Hundred Rupees Only
Total	100.00	Words	
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502022030800483 4644254259532
Cheque/DD No.		Bank Date	RBI Date 08/03/2022-10:44:55 Not Verified with RBI
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY
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. : 9833441430

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



FORM 'B'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Harish Jain representative of Rishabraj Estate Developers Pvt. Ltd., the promoter of the proposed project/ Duly Authorized by the promoter of the proposed project namely Rishabraj Phoenix and Building known as "Borivali Amrapali CHSL" situated on CTS No. 1448 /1A of Village Eksar, Borivali (West), Mumbai, MHADA Layout at Building No.7 and 8, MHADA Colony, Eksar, Borivali (West), Mumbai – 400103

I, promoter of the proposed do hereby solemnly declare, undertake and state as under:

1. That I have a Legal Title Report 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 Development Agreement between such Rishabraj Estate Developers Pvt. Ltd and "Borivali Amrapali CHSL" for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me from the date of registration of the project is 28/02/2027

4. That seventy per cent of the amounts realised 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 The Cosmos Co – Op Bank, Borivali (East) Branch, Mumbai 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 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.

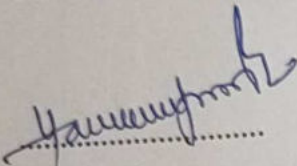
7. That I shall take all the pending approvals on time, from the competent authorities.

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

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

For Rishabraj Estate Developers Pvt. Ltd

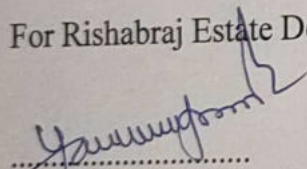

Deponent

Verification

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

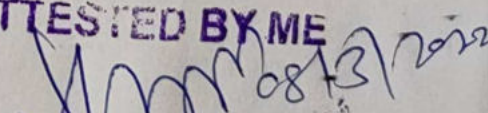
Verified by me at this 8th day of March 2022

For Rishabraj Estate Developers Pvt. Ltd


Deponent



ATTESTED BY ME


H. L. GUPTA

Advocate & Notary, Govt. of India
Off. Shop No. 32, Avishkar Tower,
Chandavarkar X-Road, Opp. Talkies
Borivali (W), Mumbai - 400 092