

CHALLAN MTR Form Number-6



GRN MH002397273202223E BARCODE				III III Dat	te 26/05/2022-12:16:19	19 Form ID			
Department Inspector General Of Registration				Payer Details					
Non-Judicial Stamps Type of Payment General Stamps SoS Mumbai only			TAX ID / TAN (If Any)						
			PAN No.(If Applicable)		AAXFM8141K				
Office Name BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name		MONARCH CONSTRUCTION				
Location MUMBAI									
Year 2022-2023 One Time				No.	A 203 MAHAVIDEH CHSL				
Account Head Details Amount In Rs.			Premises/Building						
0030056201 General Stamps		100.00	Road/Stre	et	CHANDAVARKAR ROAD				
TRYAMBAKA O O O O O O O O O O O O O O O O O O O			Area/Locality Town/City/District		BORIVALI WEST MUMBAI				
			PIN		4	0 0	0 9	9 2	
			Remarks (If Any) RERA FORM B						
			67.00						
ARY*	//								
			Amount In	One Hund	dred Rupees Only				
Total		100.00	Words						
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	00040572022052601468	IK0BRWZTF1			
Cheque/DD No.			Bank Date	RBI Date	26/05/2022-12:24:17	Not Veri	fied with	RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date Not Verified with Scroll						

Department ID : Mobile No. : 9869664948 NOTE:-This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुख्यम निबंधक कार्यालयाव नोदंणी करावयाच्या दस्वासाठी लागु आहे . नोदंणी न करावयाच्या दस्वांसाठी सदर चलन लागु नाही .



FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE GNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. ANKUR H. SHAH, constituted Attorney to OM SHANTI CHSL (landowner) of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I,MR.ANKUR H. SHAH, constituted Attorney to OM SHANTI CHSL (landowner) of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That constituted Attorney to owner 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 development 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 detail 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 constituted Attorney to owner from the date of registration 30th April 2025

4. (a) For new projects:

That seventy per cent of the amounts realised by constituted Attorney to owner 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 constituted Attorney to owner 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 constituted Attorney to owner for the real estate project from the allottees, from time to time, shall be deposited in 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 than the estimated cost of completion of the project.

That the amounts from the separate account shall be withdrawn in accordance with Rule 5

- 6. That constituted Attorney to owner 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 particular project have been utilised for the project and the withdrawal has been incompliance with the proportion to the percentage of completion of the project.
- 7. That constituted Attorney to owner shall take all the pending approvals on time, from the competent authorities.
- 8. That constituted Attorney to owner 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.
- That constituted Attorney to owner have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That constituted Attorney to owner shall not discriminate against any allottee at the time of allotment.

For Monarch Construction
For MONARCH CONSTRUCTION

PARTNER

Partner

COLTANOS TO BONG

BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE ADVOCATE & NOTARY. (GOVT OF INDIA) Ganesh Chaw! Committee, Kranti Nager Zopadpatti, Akurli Road, Kandivali (East). Mumbai - 400101

2 7 MAY 2022