



CHALLAN
MTR Form Number-6



GRN	MH004813783202122P	BARCODE			Date	11/08/2021-11:34:51		Form ID		
Department Inspector General Of Registration					Payer Details					
Non-Judicial Stamps					TAX ID / TAN (If Any)		MUMS25191F			
Type of Payment General Stamps SoS Mumbai only					PAN No.(If Applicable)		AAACS5700N			
Office Name GENERAL STAMP OFFICE MUMBAI					Full Name		RISHABRAJ ESTATE DEVELOPERS PVT LTD			
Location MUMBAI					Flat/Block No.		103 JAI TIRTH			
Year 2021-2022 One Time					Premises/Building		10TH ROAD DAULAT NAGAR			
Account Head Details					Amount In Rs.		PIN			
0030056201 General Stamps					100.00		Road/Street		4 0 0 0 6 6	
					Area/Locality		BORIVALI EAST MUMBAI			
					Town/City/District					
					Remarks (If Any)		FORM 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.		10000502021081100781 4081242742916	
Cheque/DD No.					Bank Date		RBI Date		11/08/2021-11:35:44 Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 9769304545
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी 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 Sujai and Building known as "Sushila Niwas" situated on CTS No. 581/A/3/B/34/A & 581/A/3/B/34/B of Village Malad, situated at 71, Sushila Niwas, Rani Sati Marg, Opp. Dhanji Wadi, Malad – (East), Mumbai – 400097.

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 "Sushila Niwas" 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 31/08/2024

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.

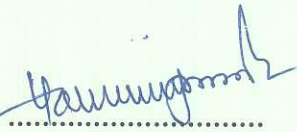
Harish Jain

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

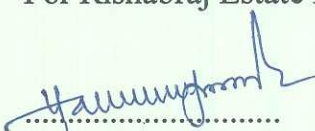
Verification

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 _____ day of _____ 2021

11 AUG 2021

For Rishabraj Estate Developers Pvt. Ltd



Deponent



ATTESTED BY ME


JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai - 400 101.

11 AUG 2021