



<b>GRN</b>	MH007864572202021E	<b>BARCODE</b>			<b>Date</b>	04/12/2020-16:11:03		<b>Form ID</b>				
<b>Department</b> Inspector General Of Registration					<b>Payer Details</b>							
<b>Type of Payment</b> Non-Judicial Stamps General Stamps SoS Mumbai only					<b>TAX ID / TAN (If Any)</b>							
					<b>PAN No.(If Applicable)</b>		AAPFJ1375A					
<b>Office Name</b> BRL1_JT SUB REGISTRAR BORIVALI 1					<b>Full Name</b>		JSB SHELTERS LLP					
<b>Location</b> MUMBAI												
<b>Year</b> 2020-2021 One Time					<b>Flat/Block No.</b>							
<b>Account Head Details</b>				<b>Amount In Rs.</b>		<b>Premises/Building</b>						
0030056201 General Stamps				500.00		<b>Road/Street</b>						
						<b>Area/Locality</b>						
						<b>Town/City/District</b>						
						<b>PIN</b>						
						<b>Remarks (If Any)</b>						
						<b>Amount In</b>		Five Hundred Rupees Only				
<b>Total</b>				500.00		<b>Words</b>						
<b>Payment Details</b> UNION BANK OF INDIA					<b>FOR USE IN RECEIVING BANK</b>							
<b>Cheque-DD Details</b>					<b>Bank CIN</b>		<b>Ref. No.</b>		02901792020120490199		500639328	
<b>Cheque/DD No.</b>					<b>Bank Date</b>		<b>RBI Date</b>		04/12/2020-16:13:06		Not Verified with RBI	
<b>Name of Bank</b>					<b>Bank-Branch</b>		UNION BANK OF INDIA					
<b>Name of Branch</b>					<b>Scroll No. , Date</b>		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. : 9223393031

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

For JSB SHELTERS LLP  
Dekshana  
Designated Partner





FORM 'B'  
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Divyesh Seksaria, Designated Partner, of JSB Shelters LLP, promoter of the proposed project Nakshatra Aarambh vide its authorization dated 04<sup>th</sup> December, 2020;

I, Divyesh Seksaria, Designated Partner of JSB Shelters LLP, promoter of the proposed project Nakshatra Aarambh do hereby solemnly declare, undertake and state as under:

1. Sunita Sunil Mhatre, Pranali Rakesh Gharat (Alias Pranali Sunil Mhatre), Saurabh Sunil Mhatre, And Anandibai Gajanan Bhoir, have a legal title 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 (Index II) between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> December, 2024.

That seventy per cent of the amounts realized by 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.

4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it 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.

For JSB SHELTERS LLP

*Devsan*  
Designated Partner





8. That I / promoter 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 JSB SHELTERS LLP

*Dehiana*  
Designated Partner

Deponent

- 4 DEC 2020



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 04<sup>th</sup> day of December, 2020.

For JSB SHELTERS LLP

*Dehiana*  
Designated Partner

Deponent

**AJAY P MAROO**  
Advocate Supreme Court  
Room No. 824/83  
Room No. 8, Gr. Floor,  
BMC Bldg., Liliya Nagar  
S.V. Road, Goregaon (W)



**BEFORE ME**

*[Signature]*  
**A P MAROO**  
NOTARY & ADVOCATE  
GOVT. OF INDIA  
B-1201, ANNOL TOWER,  
S.V. ROAD, GOREGAON (W),  
MUMBAI - 400 104

- 4 DEC 2020



NO

