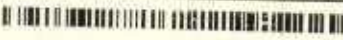




CHALLAN
MTR Form Number-6



GRN MH011003780202021P		BARCODE 		Date 02/02/2021-11:00:41		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Non-Judicial Stamps Purchase of Franking Code SoS Mumbai only				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name GENERAL STAMP OFFICE MUMBAI				Full Name		SAMIR WADHWANI PARTNER OF KEYSHINE ENTERPRISES	
Location MUMBAI							
Year 2020-2021 One Time				Flat/Block No.		7 RAJKAILASH PLOT NO 5B	
Account Head Details			Amount In Rs.		Premises/Building		
0030045501 Amount of Tax			100.00		Road/Street V P ROAD		
					Area/Locality ANDHERI WEST MUMBAI		
					Town/City/District		
					PIN 4 0 0 0 5 8		
			Remarks (If Any)				
			Stamp Duty on Declaration cum Affidavit				
Total			100.00		Amount In Words One Hundred Rupees Only		
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
				10000502021020200448		8903117820932	
Cheque/DD No.				Bank Date		RBI Date	
				02/02/2021-11:01:17		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. : 9823241851

सदर चलन केवल दुययम निदेशक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



1/1

Print Date 02-02-2021 11:03:48





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

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. Samir Wadhwani the partner of M/s Keyshine Enterprises.

I, Samir Wadhwani the partner of M/s Keyshine Enterprises, the Promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoters 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 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.
3. That the time period within which the project shall be completed by the promoters from the date of registration of project;
4. (a) For new projects :

That seventy per cent of the amounts realized 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 realized hereinafter by us 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 realized 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 the promoters 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the Promoters shall take all the pending approvals on time, from the competent authorities.
8. That promoters 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 the Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

For KEYSHINE ENTERPRISES,



Partner/Authorised Signature.

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 1st day of January, 2021.

Deponent

For KEYSHINE ENTERPRISES,



Partner/Authorised Signature.



BEFORE ME


GANESH B. DESAI
B.Com., LL.B.
Advocate High Court & Notary
MUMBAI
MAHARASHTRA
GOVT OF INDIA

- 2 FEB 2021