

CHALLAN MTR Form Number-6



GRN MH011742887202324P	BARCODE		l IIIIIII 1990 11	III Date	01/12/2023-12:3	4:56 F	orm	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 A	pplicable)							
Office Name GENERAL STAMP OFFICE MUMBAI			Full Name		EMPIRE REALTY						
Location MUMBAI											
Year 2023-2024 One Time			Flat/Block No.								
Account Head I	Amount In Rs.	Premises/B	uilding								
0030056201 General Stamps 100.			Road/Street	:							
			Area/Locali	ty							
MBA	KRA		Town/City/[District							
RATA	300		PIN								
GOVT. OF INDIA Reg. No. 10302			Remarks (If Any)								
Reg.	No. Ro										
103	02 / 5		3								
OTI	IR										
	a , , ,		Amount In	One Hur	e Hundred Rupees Only						
Total		100.00	Words								
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	1000050202312	010273	37 20	368372	237020		
Cheque/DD No.		Bank Date	RBI Date	01/12/2023-12:3	5:52	No	ot Verifi	ed with	RBI		
Name of Bank	of Bank			h	SBIEPAY PAYMENT GATEWAY						
Name of Branch			Scroll No.,	Date	Not Verified with Scroll						

Department ID : Mobile No. : 9769023439 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुरयम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे . नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही .



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 M/S EMPIRE REALTY promoter of the proposed project EMPIRE VRINDAVAN / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter 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 details 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 me/promoter from the date of registration 30/11/2026
- 4. (a) For new projects:

That seventy per cent of the amounts realised 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 realised 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.
- (ii) That entire of the amounts to be realised 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

That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a garement 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 /the promoter shall take all the pending approvals on time, from the competent authorities.

- 8. That I/ the promoter 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 / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

For EMPIRE REALTY

Partner

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ATTESTED BY ME

JAGDISH RANIBAKRAO DONGARDIVE ADVOCATE & NOTARY, (GOVT OF INDIA) Ganesh Chawl Committee, Kranti Nagar Zopadpatti, Akurli Road, Kandivali (Eest) Mumbai - 400101.

1 DEC 2023