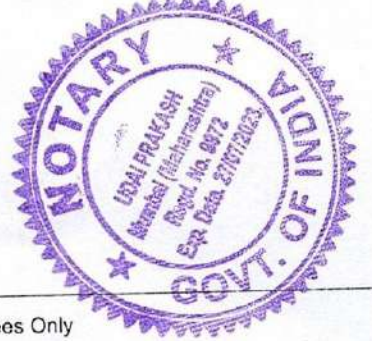
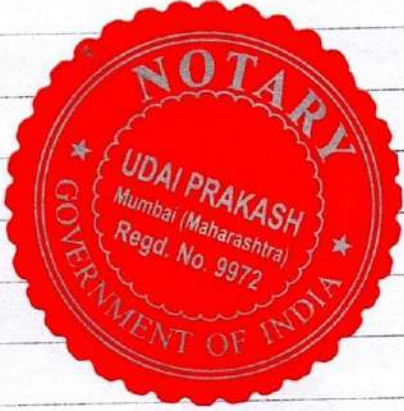


CHALLAN
MTR Form Number-6



GRN	MH008975913202122E	BARCODE			Date	20/11/2021-13:18:54	Form ID	
Department					Inspector General Of Registration			
Type of Payment					Non-Judicial Franking Vendor			
Purchase of Franking Code SoS Mumbai only					TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
					AAACR2503C			
Office Name					GENERAL STAMP OFFICE MUMBAI			
Location					MUMBAI			
Year					2021-2022 One Time			
Account Head Details					Amount In Rs.			
0030045501 Purchase of Franking Code					100.00			
					Flat/Block No.			
					Premises/Building			
					Road/Street			
					Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
					Affidavit for Corner Stone			
					Amount In			
					One Hundred Rupees Only			
Total					100.00			
Payment Details					STATE BANK OF INDIA			
Cheque-DD Details					FOR USE IN RECEIVING BANK			
					Bank CIN		Ref. No.	
					00040572021112064458		CKS0219609	
Cheque/DD No.					Bank Date		RBI Date	
					20/11/2021-13:19:55		Not Verified 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. : 7506362756
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



Romell Cornu

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. Domnic Savio Romell**, Director of **M/s. Romell Real Estate Pvt. Ltd.**, promoter of the project duly authorized vide its authorization/board resolution dated 12-11-2021.

I **Mr. Domnic Savio Romell** duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That promoter has 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 promoter is 31/03/2024.
4. For ongoing project on the date of commencement of the Act:
That seventy per cent of the amounts to be realized hereinafter 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules. 2016.



6. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
8. The promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of the section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. The promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

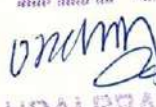

Deponent

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 Mumbai on 12/11/2021.




Deponent

UDAI PRAKASH (M.A., LL.B.,)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. NO. 8872
Room No. 10, S. No. 94, Kharodi Village,
Marve Road, Malad (W), Mumbai-400 095

NOTARIAL REG. NO. 21
Sr. No. 8045 Page No. 71
Date 20/11/21