



CHALLAN
MTR Form Number-6

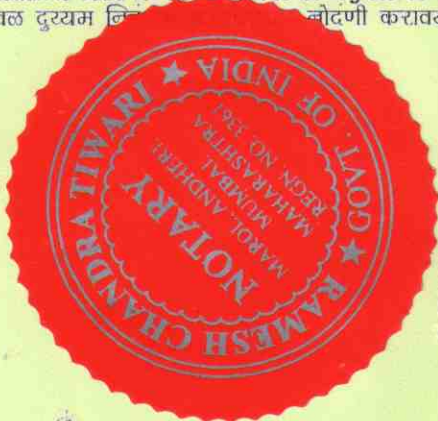
GRN MH004020908201718E		BARCODE 		Date 30/07/2017-20:02:47		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Non-Judicial Stamps-Consolidated Stamp Duty Inspector General of Registrations				TAX ID (If Any)		DECLARATION	
				PAN No.(If Applicable)		AADCR9796A	
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1				Full Name		ROYAL FANTASY CONSTRUCTIONS PRIVATE LIMITED	
Location MUMBAI				Flat/Block No.		UPADHYAY COMPOUND	
Year 2017-2018 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030046401 Consolidated Stamp Duty85			100.00		PUMP HOUSE		
				Area/Locality		ANDHERI EAST	
				Town/City/District			
				PIN		4 0 0 0 9 3	
				Remarks (If Any)			
				DECLARATION CUM AFFIDAVIT			
Total				Amount In		One Hundred Rupees Only	
				Words			
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		02003942017073100207 70675924	
Cheque/DD No.				Bank Date		30/07/2017-20:06:50	
Name of Bank				RBI Date		Not Verified with RBI	
Name of Branch				Bank-Branch		BANK OF BARODA	
				Scroll No. , Date		Not Verified with Scroll	



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम नि. नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी घेतले जाणू नाही.

Mobile No. : 9324922533





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 Royal Fantasy Constructions Pvt. Ltd.** through its authorized representative **Mr. Sanjay Saraf**, Vide its resolution No. 1 Dated 24th July, 2017;

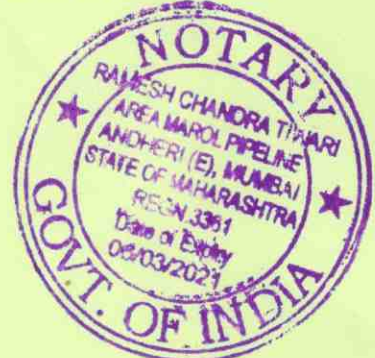
I, **Mr. Sanjay Saraf** Promoter of the project do hereby solemnly declare, undertake and state asunder:

1. That I have / has a legal title Report to the land on which the development of the 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.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project 31.12.2018;

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.

OR

4. 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 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.

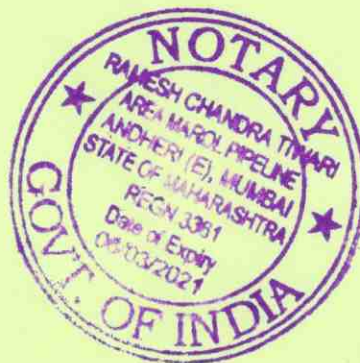
6. That I /the promoter shall take all the pending approvals on time, from the competent authorities.
7. That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules,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



Sanjay Saraf

SANJAY SARAF
DIRECTOR

Place: Mumbai
Date: 30/07/2017



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Deponent



Sanjay Saraf

SANJAY SARAF
DIRECTOR

Verified by me on this 31st day of July, 2017

Identified by me
Rachunandan D. Tripathi
31/07/17

RACHUNANDAN D. TRIPATHI
ADVOCATE HIGH COURT MUMBAI.
Chhabinath Pandey Compound,
Navpada Marol Naka, Andheri (E)
Mumbai - 400059.



Ramesh Chandra Tiwari
31/7/17
RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appli Ekta Hsg. Soc
Nav Pada, Marol Naka, A. K. Road
Andheri (E), Mumbai-400 059.