



CHALLAN
MTR Form Number-6



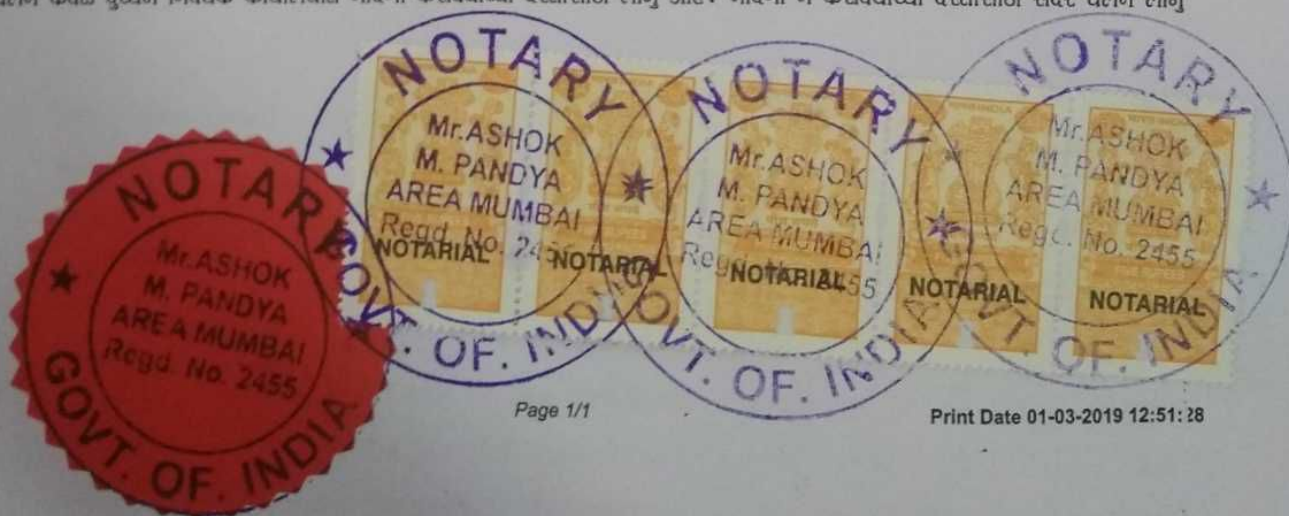
GRN	MH012581518201819E	BARCODE			Date	01/03/2019-12:04:32	Form ID	
Department Inspector General Of Registration				Payer Details				
Non-Judicial Stamps				TAX ID (If Any)				
Type of Payment General Stamps SoS Mumbai only				PAN No.(If Applicable)				
Office Name ADM_SBR AND ADM OFF MUMBAI CITY				Full Name		Right Channel Constructions Private Limited		
Location MUMBAI								
Year 2018-2019 One Time				Flat/Block No.				
Account Head Details				Amount In Rs.		Premises/Building		
0030058201 General Stamps				100.00		Road/Street		
						Area/Locality		
						Town/City/District		
						PIN		
				Remarks (If Any)				
				CUM INDEMNITY CTS No 341 A 341 A 1 and 341 A 2 situated at				
				Kachpada Ramchandra Lane in Malad West				
				Amount In		One Hundred Rupees Only		
Total				100.00		Words		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332019030112115	204493007	
Cheque/DD No.				Bank Date	RBI Date	01/03/2019-12:05:39	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
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.

सदर चलान केवल दफ्तर निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Mobile No. : 9892992997





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. AKHILESH PANDEY director of M/s RIGHT CHANNEL CONSTRUCTIONS PVT LTD duly authorized by the board of director of the Company for the proposed project AABIEL AVENUE C.T.S. no. 341/A, 341/A-1 & 341/A-2 of village Valnai, at RamChandra Lane Malad (w) Taluka Mumbai pin no.400064 vide his authorization dated 1st June 2018

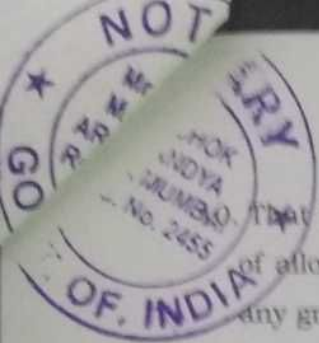
I Mr. AKHILESH PANDEY director of M/s RIGHT CHANNEL CONSTRUCTIONS PVT LTD duly authorized by the Board of director of the Company for the proposed project AABIEL AVENUE do hereby solemnly declare, undertake and state as under:

1. That I have a legal title 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 that agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. On the said land we had availed a medium term loan of Rs.65,00,00,000/- (Rupees Sixty Five Crores only) from ECL FINANCE LIMITED having its office at Edelweiss House, Off CST road, Kalina, Mumbai 400098. ECL FINANCE LIMITED had granted loan of Rs.65,00,00,000/- (Rupees Sixty Five Crores only) vide their Sanction Letter dated 23rd April 2018 on **Three Projects** which are constructed under flagship of M/s Right Channel Constructions Pvt. Ltd under terms and conditions recorded therein. Thereafter, ECL FINANCE LIMITED and ourselves and others have executed a Mortgage Deed dated 11th June 2018 *interalia* wherein a legal mortgage / hypothecation of the properties mentioned therein and the amounts receivables in favour of ECL FINANCE LIMITED. Exclusive First charge on the said property and the building, structures and premises to be constructed have been created by ourselves in favour of ECL FINANCE LIMITED. The said Mortgage

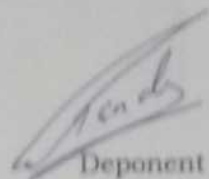


Deed is registered under Serial No.BRL-3-6143/2018 dated 11th June 2018. We have created mortgage in respect of the land and building including the unsold premises which are under construction in the project known as AABIEL AVENUE and we have hypothecated the receivables in respect of the premises sold and to be sold in future.

3. That the time period within which the project shall be completed by us is 31/12/2019.
4. For ongoing project on the date of commencement of the Act
 - a. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in accordance with Rule 5
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.
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 / promoter have / had furnished such other documents as have been prescribed by the rules and regulations made under the Act.



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.


Deponent

Verification

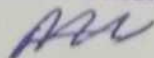
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this 11 MAR 2019.


Deponent



Before me in Mumbai



ASHOK M. PANDYA
ADVOCATE & NOTARY GOVT. OF INDIA
C-6, Diamond Apt., Behind Diamond
Cinema, L. T. Road, Borivali (West),
Mumbai - 400 092.

11 MAR 2019