



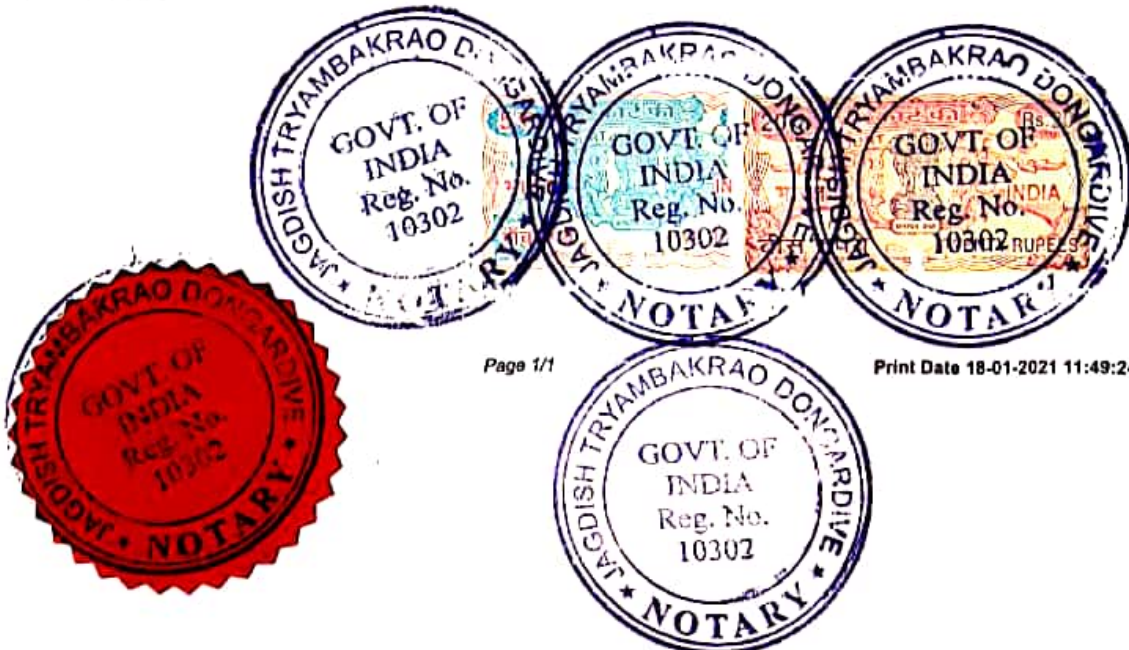
CHALLAN
MTR Form Number-8



GRN	MH010258392202021E	BARCODE			Date	18/01/2021-11:47:44	Form ID	25.2
Department				Inspector General Of Registration				
Stamp Duty				Payer Details				
Type of Payment				Registration Fee				
				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name				BRL5_JT SUB REGISTRAR BORIVALI 5		Full Name		VICTOR P LOBO
Location				MUMBAI				
Year				2020-2021 One Time		Flat/Block No.		PRITHVI VILLA
Account Head Details				Amount In Rs.		Premises/Building		
0030045501 Stamp Duty				100.00		Road/Street		KANDAR PADA
						Area/Locality		BORIVALI WEST MUMBAI
						Town/City/District		
						PIN		4 0 0 0 9 2
				Remarks (If Any)				
				SecondPartyName=V R ASSOCIATES-				
Total				100.00		Amount In		One Hundred Rupees Only
						Words		
Payment Details				STATE BANK OF INDIA				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		00040572021011890633 CKP1703259
Cheque/DD No.				Bank Date		RBI Date		18/01/2021-11:24:49 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 :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दयम निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तासाठी लागू आहे. नोंदणी न करवावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9820991028



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

Affidavit cum Declaration

Affidavits cum Declaration of **Mr. Victor P. Lobo** of duly authorized by the promoter of M/s. V. R. Associates of the proposed re-development project name as "JOVIAL ARK", vide their authorized dated 06/11/2020.

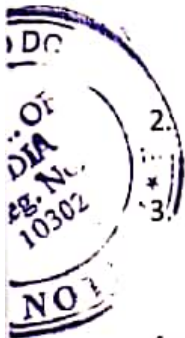
I, **Mr. Victor P. Lobo** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. "JOVIAL ARK" 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 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 promoter from the date of registration of project by 30/04/2023.
4. That seventy per cent the amounts realized 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.
6. That 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 utilize for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.



8. That the promoter shall inform the Authority regarding all 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 change occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

FOR V. R. ASSOCIATES

PARTNER

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 _____ on this _____ day of _____

18 JAN 2021

FOR V. R. ASSOCIATES

PARTNER

Deponent



ATTESTED BY ME

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Krashti Nagar
Zopadpatti, Akurli Road, Kandivli (East),
Mumbai - 400101.

18 JAN 2021