

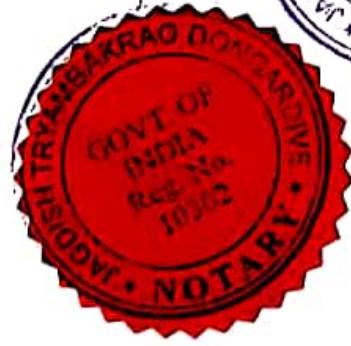
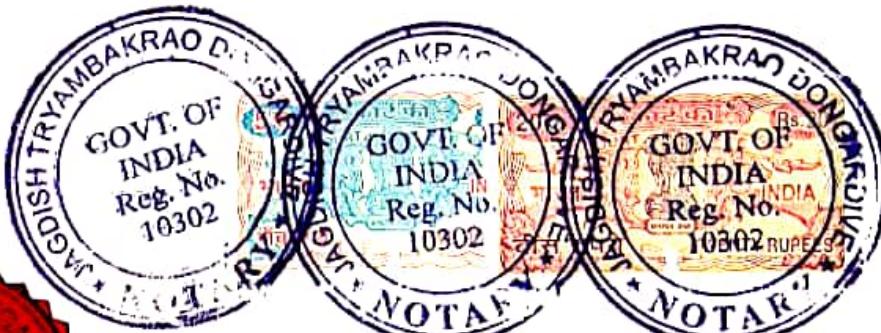


CHALLAN
MTR Form Number-6



GRN	MH010258392202021E	BARCODE			Date	18/01/2021-11:47:44	Form ID	25 2					
Department Inspector General Of Registration			Payer Details										
Stamp Duty			TAX ID / TAN (If Any)										
Type of Payment Registration Fee			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.								
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 Words	One Hundred Rupees Only							
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 : Mobile No. : 9820991028
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्योग निवारक कार्यालयात नोटरी करावयाच्या दस्तावासाठी लागू आहे. नोटरी न करावयाच्या दस्तावासाठी सदर चलन लागू नाही.



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Print Date 18-01-2021 11:49:24



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

Affidavit cum Declaration

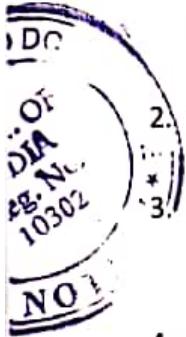
Affidavits cum Declaration of Mr. Victor P. Lobo of duly authorized by the promoter of M/s. V. R. Associates of the proposed re-development project name as "JOVIAL ARK", vide their authorized dated 06/11/2020.

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.

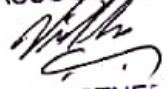


2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project by 30/04/2023.
4. That seventy per cent the amounts realized by promoter for the real estate project from the allottees, 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 utilized 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



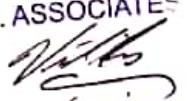
Verification

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, Kranji Nagar
 Zopadpatti, Akurli Road, Kandivli (East),
 Mumbai - 400101.

18 JAN 2021