



CHALLAN
MTR Form Number-6



GRN	MH002782729202526E	BARCODE			
Department Inspector General Of Registration			Date 27/05/2025-12:54:05 Form ID		
Non-Judicial Franking Vendor			Payer Details		
Type of Payment Purchase of Franking Code SeS Mumbai only			TAX ID / TAN (If Any)		
Office Name CSB_COLLECTOR OF STAMPS BORIVALI			PAN No. (If Applicable)		
Location MUMBAI			Full Name OMNIETRA DB INFRA LLP		
Year 2025-2026 One Time			Flat/Block No. Unit No 402 Techno IT Park		
Account Head Details		Amount In Rs.	Premises/Building		
0030045501 Purchase of Franking Code		500.00	Road/Street New Link Road		
			Area/Locality Borivali (West)		
			Town/City/District		
			PIN 4 0 0 0 9 2		
			Remarks (If Any)		
			Franking For - Affidavit cum Declaration		
			Amount In	Five Hundred Rupees Only	
Total		500.00	Words		
Payment Details BANK OF BARODA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02003942025052700386 1440221604
Cheque/DD No.			Bank Date	RBI Date	27/05/2025-12:58:49 Not Verified with RBI
Name of Bank			Bank-Branch		BANK OF BARODA
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

Department ID : 8850267027
NOTE:- This challan is valid for reason mentioned in type of payment only. Not valid for other reasons or unregistered document.
चालू चलान 'टाइप ऑफ एमेंट' नाम नामुद कराया गया है। लागू आवश्यक कारबाहाली नियम नोटणी न करायाया दरतासाली लागू नाही।

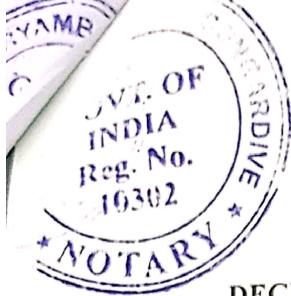


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Print Date 27-05-2025 12:58:59



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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. OMNETRA DB INFRA LLP promoter of the proposed project /duly authorized by the promoter of the proposed project known as "**Malad Vrindavan CHSL**" (plot bearing CTS No. 676, 676/1 to 4 of Village Malad North, situated in P/N Ward, at Ramchandra Lane, Malad (West), Mumbai- 400064), vide its/his/their authorization dated;

I, Mr. Bipin Durlabh Mahyavanshi designated partner of M/s. OMNETRA DB INFRA LLP promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report to the land on which the development of the project is proposed

OR

_____ have/has a legal title Report to the land on which the development

Bipin D. Mahyavanshi

of the proposed 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.

OR

That details of encumbrances _____ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; 13th December 2028.

4. (a) For new projects :
That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act
(i) 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

(ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. 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

Bipin D. Patel/autu

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.

7. That I /the 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 / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Bipin D. Malyavani
Deponent

Verifica
tion

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 *F 5 JUN 2025* of _____.

Bipin D. Malyavani
Deponent



BEFORE ME

J.
JAGDISH TRYAMBAKRAO DONGARDIVE
Advocate High Court & Notary, (Govt of India)
Rahul Chawl Committee, Kranti Nagar,
Akurli Road, Kandivali (East),
Mumbai-400 101.

F 5 JUN 2025