



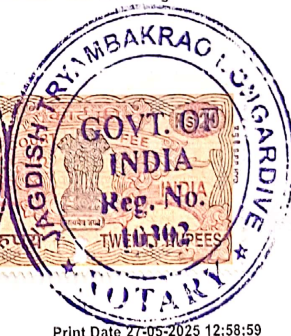
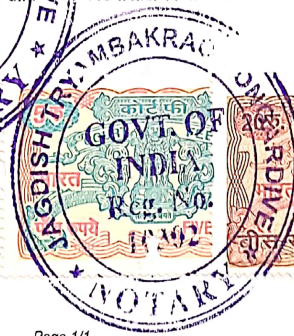
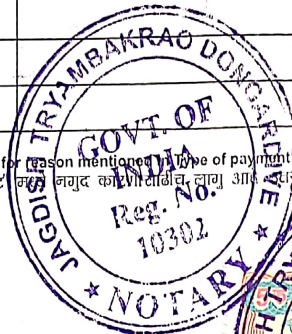
CHALLAN
MTR Form Number-6

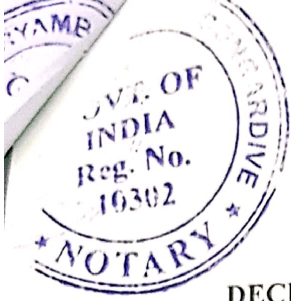


GRN	MH002782729202526E	BARCODE			Date	27/05/2025-12:54:05	Form ID					
Department	Inspector General Of Registration				Payor Details							
Type of Payment	Non-Judicial Franking Vendor Purchase of Franking Code SoS Mumbai only				TAX ID / TAN (If Any)							
Office Name	CSB_COLLECTOR OF STAMPS BORIVALI				PAN No (If Applicable)							
Location	MUMBAI				Full Name	OMNETRA 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 :
NOTE:- This challan is valid for reason mentioned in type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" में नगद का विवरण लागू आए कारणोंवादी किंवा नोदणी न करवायत्या दरतासारी लागू नाही.

Mobile No. : 8850267027





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 Durlabhbbhai 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. Mahapatra

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. Modyavani
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 _____ day of _____.

F 5 JUN 2025

Bipin D. Modyavani
Deponent



BEFORE ME

Jy.
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