



CHALLAN
MTR Form Number-6

GRN	MH012551199201718E	BARCODE			Date	28/03/2018-10:17:28	Form ID	
Department		Inspector General Of Registration		Payer Details				
Type of Payment		Non-Judicial Stamps General Stamps SoS Mumbai only		TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name		BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name		SUMIT WOODS PVT LTD		
Location		MUMBAI						
Year		2017-2018 One Time		Flat/Block No.		B 1101 EXPRESSSS ZONE		
Account Head Details		Amount In Rs.		Premises/Building				
0030056201 General Stamps		500.00		Road/Street		W E HIGHWAY		
				Area/Locality		MALAD E MUMBAI		
				Town/City/District				
				PIN		4 0 0 0 9 7		
				Remarks (If Any)				
				FORM II FOR REGISTRATION OF SUMIT BELLS PLOT C PROJECT AT				
				GOA WITH GOA RERA AUTHORITY				
				Amount In		Five Hundred Rupees Only		
Total		500.00		Words				
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00040572018032866659		CKF4232377
Cheque/DD No.				Bank Date	RBI Date	28/03/2018-10:21:33		Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : Not Available





FORM 'II'
[See rule 3(6)]
FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER
(To be submitted in stamp paper of value not less than Rs. 500/-)
Affidavit cum Declaration

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Mitaram R. Jangid director of Sumit Woods Pvt.Ltd, promoter of the project named "Sumit Bells" Plot "C" duly authorized by the promoter of the proposed project, vide its/his/their authorization No. _____ dated _____.

I, Mitaram R. Jangid son of Shri. Ramlal Jangid aged 62, Indian national, director of Sumit Woods Pvt.Ltd, 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/ promoter Sumit Woods Pvt.Ltd vide Deed of Sale dated 03.05.2012 is owner of Plot "C" admeasuring 3740.00 Sq. mts situated at Survey No.268/3-B of the larger property known as "ANUZ SECOND ADDITION" also known as 'COPEL BHAT' also known as "ONOXEM" situated at Nuvem Village, Panchayat, Sub- District and Taluka of Salcete, District of South Goa, have/has a legal title Report to the land on which the development of the proposed project is proposed

OR

have/has a legal title Report to the land on which the development 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 is 31.12.2019.

(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 the purpose.

(b) For ongoing project on the date of commencement of the Rules:-

(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.



(ii) That entire 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 section 4 (2) (1) (D) read with rule of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate, Agents, Rate of Interest and Disclosures on Website) Rules, 2017.

(6) That I/ the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Charter Account, and shall produce a statement of accounts duly certified and signed by such practicing Charter Account, 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 the said 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.

(Mitaram R. Jangid)
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 27th on this March day of 2018.

28 MAR 2018

(Mitaram R. Jangid)
Deponent



BEFORE ME

JAGDISH TRYAMBAK DONGARDIVE
Advocate & Notary, (Govt. Of India)
Saraswati Chawl, Kranti Nagar,
Zopadpatti, Akurli Road,
Kandivali (E), Mumbai-400 101
(Maharashtra)

28 MAR 2018