



CHALLAN
MTR Form Number-6



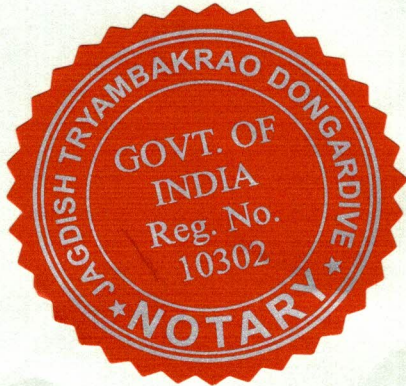
GRN	MH005116224202122E	BARCODE			Date	18/08/2021-17:38:28	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Stamps General Stamps SoS Mumbai only			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	Sumit Woods Ltd			
Location	MUMBAI							
Year	2021-2022 One Time			Flat/Block No.	B 1101 Express 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 GOA SUMIT BELLS PLOT A 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.	00040572021081835290		CKR1844368
Cheque/DD No.				Bank Date	RBI Date	18/08/2021-17:39:55		Not Verified with RBI
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

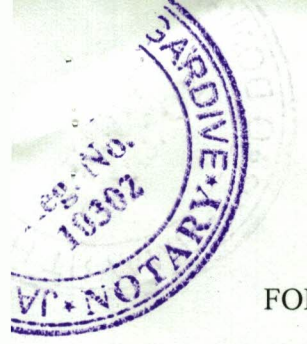
Department ID :

Mobile No. : 9167499223

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





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 of **Bhushan S. Nemlekar, Director of Sumit Woods Limited** (earlier known as Sumit Woods Pvt Ltd) promoter of the project named '**Sumit Bells Plot A**' vide its/his/their authorization No. _____ dated _____, I Bhushan Nemlekar, son of Subodh R. Nemlekar aged 42 year, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I / promoter **Sumit Woods Limited** (earlier known as Sumit Woods Pvt. Ltd) have/has 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 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 **31.12.2024.**

(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 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.

OR

(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) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates 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 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 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.

Solemnly affirmed on 27th day of September, 2021 at Mumbai.

(Bhushan S. Nemlekar)
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 Mumbai on this 27th day of September, 2021.

(Bhushan S. Nemlekar)
Deponent



BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY (GOVT OF INDIA)
Genesh Chawl Committee, Kranti Nagar
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai - 400101

27 SEP 2021