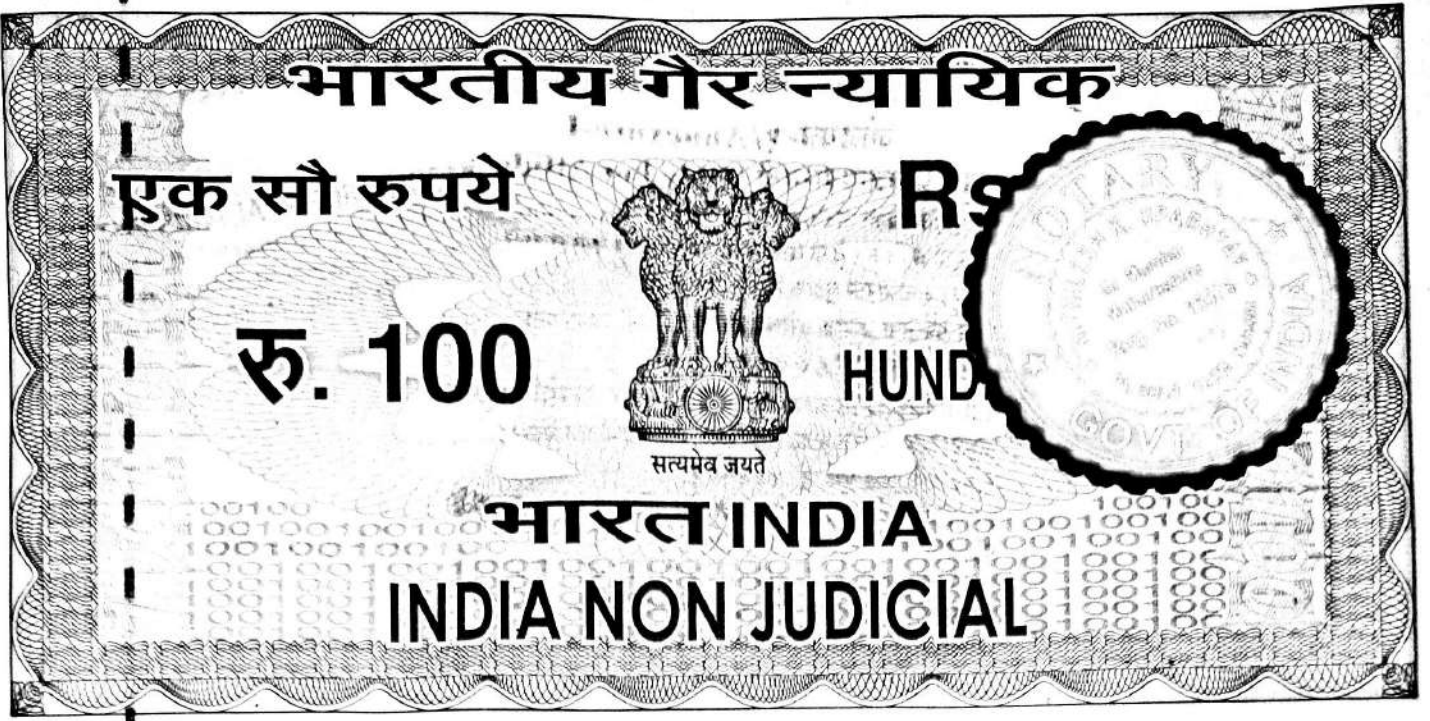
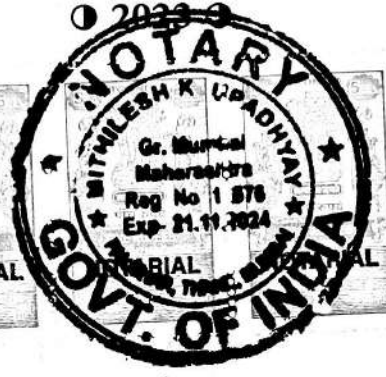




महाराष्ट्र MAHARASHTRA

2023

55AA 765652



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९६

- 8 JUN 2023

सक्षम अधिकारी

श्रीमती लता सांगळे

FORM B

[Rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms **Sohail Hingora** one of the director Moonshine Realtors Pvt. Ltd. promoter of the proposed **Saniya Heights** project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 30/12/2016;

I, **Sohail Hingora**, 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 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

For Moonshine Realtors Pvt. Ltd.


Director / Auth. Sign.

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 litigations, details of any right, title, interest or name of any party in or over such land, along with details.

3. That the project shall be completed by me/promoter in the stipulated time (31/12/2024) as mentioned in the registration of project;

4. a)

- i) That seventy per cent of the amounts to be realized 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 realized 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 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.

For Moonshine Realtors Pvt. Ltd.

Director / Auth. Sign.



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.

For Moonshine Realtors Pvt. Ltd.


Director / Auth. Sign.
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

For Moonshine Realtors Pvt. Ltd.


Director / Auth. Sign.
Deponent



BEFORE ME


MITHILESH K. UPADHYAY
S.A. LL.B.
NOTARY GR. MUMBAI
MAHARASHTRA
(GOVT. OF INDIA)

15 JUN 2023