भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ 39AB 469461

NOTARY D. K. DUBEY Dombivali Thane Mumbai Maharashtra Reg. No. 15324 Exp. 6/11/2029 GOVT. OF INDIA NOTARIAL

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र ८०००१६
- 2 JAN 2025
सक्षम अधिकारी

श्रीमती सुषमा चव्हाण

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Junaid Iqbal Memon of Moonshine Realtors Pvt Ltd of the proposed project known as "Saniya Heights" being lying and situate at Final Survey No./Plot No. 14, 15, 19, 20, 21, 22, 23, 24 Cts No. 4037P, 4039P, S.No. 32/2, 36/2, 36/3, 37, 38, 74/3 At Bhiwandi, District-Thane, Pin-421302.

I am Moonshine Realtors Pvt Ltd of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That I as Moonshine Realtors Pvt Ltd have / has a legal title to the land on which the development of the project is proposed and have/has a legal title to the land on which the development of the proposed project is to be carried out

2. That the said land is free from all encumbrances.

9 JAN 2025

परिशिष्ट-१ / Annexure - १

फक्त प्रतिज्ञापत्रासाठी / Only For Affid

मुद्रांक विक्री नोंदवही अनु. क्र./दिनांक

मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही

MOONSHINE INFRASTRUCTURE PVT. LTD.
B-909, Central Tower, Kohinoor Square,
N.C. Kelkar Road, Shivaji Park,
Dadar (W), Mumbai-400 028.

३) परवानाधारक मुद्रांक विक्रेत्याची सही

४. परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

परवाना क्रमांक ८०००१६

मुद्रांक विक्रीचे ठिकाण/पत्ता:- बांद्रा बार असोसिएशन

[illegible] बिल्डींग, २रा माळा, लॉयर चेंबर बांद्रा मेट्रोपॉलिटन
मॅजिस्ट्रेट कोर्ट, ए. के. मार्ग, बांद्रे पूर्व मुं.-४०००५१

शासकीय कार्यालयासाठी/न्यायालयासाठी प्रतिज्ञापत्र सादर
करणेसाठी मुद्रांक कागदाची आवश्यकता नाही
(शासन आदेश दि. ०१/०७/२००४ नुसार) ज्या कारणासाठी
यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक

श्री. राजेश गोपाळ नाईक

NOTARY
D. K. DUBEY
Dombivali
Thane Mumbai
Maharashtra
Reg. No. 15324
Exp. 6/11/2029
GOVT. OF INDIA

3. That the time period within which the project shall be completed by me/promoter is 31/12/2025.

4. 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I /promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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 9th day of January 2025.

Deponent

BEFORE ME

D. K. DUBEY
NOTARY, THANE
MUMBAI MAHARASHTRA
GOVT OF INDIA
9 JAN 2025

09/01/2025