CHALLAN

MTR Form Number-6

GRN MH003917642201718E	**BARCODE**	**Date** 27/07/2017-16:13:41	**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 BDR15_JT SUB REGISTRAR ANDHERI 4		**Full Name**	VIJAY ASSOCIATES WADHWA
Location MUMBAI			
Year 2017-2018 One Time		**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030056201 General Stamps	100.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		RERA DECLARATION	
		Amount In Words	One Hundred Rupees Only
Total	100.00		

Payment Details IDBI BANK		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332017072714476	130915427
Cheque/DD No.		Bank Date	RBI Date	27/07/2017-16:57:51	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

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

NOTARY S. P. DUBEY Bandra Dt. Mumbai Maharashtra Regd. 11164 Exp. Dt. 7.4.2020 GOVT. OF INDIA

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Print Date 27-07-2017 04:58:52

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Navin Makhija, one of the Partners of the Promoter Company of the proposed project

I, **MR. NAVIN MAKHIJA,** one of the Partners of the Promoter Company of the proposed project do hereby solemnly declare, undertake and state as under:-

1. M/s. Money Magnum Constructions has a legal title Report to the land on which the development of the proposed project is to be carried out. A legally valid authentication of title of such land along with an authenticated copy of the agreement between M/s. Money Magnum Constructions and the promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances, however, subject to the following:-

   A. By an Indenture of Mortgage dated 30th October, 2013 made between the Promoter as the Mortgagor No.1 therein, Kishore Nandlal Shah & Ors., as the Mortgagor No.2 therein, Vijay Vasudev Wadhwa & Ors., as the Borrower therein and Housing Development Finance Corporation Limited (HDFC) as the Mortgagee therein, registered with the Sub- Registrar of Assurances at Thane-11 under Serial No.TNN11/3142/2013, the Promoter has availed the facility of Rs.100,00,00,000/- and in consideration therein the Promoter herein mortgaged/charged the said Land, in the manner and on the terms and conditions therein contained.

   B. By an Indenture of Mortgage dated 14th March 2014 made between the Owner as the Mortgagor and Housing Development Finance Corporation Limited, as the Mortgagee therein, registered with the Sub- Registrar of Assurances at Thane under Serial No.TNN-2/2257 of 2014, the Owner has availed the facility of Rs.50,00,00,000/- and in consideration thereof the Owner herein mortgaged/charged the said Land alongwith the Owner's Premises, in the manner and upon the terms and conditions contained therein.

   C. By an Unilateral Indenture of Mortgage dated 27th June, 2016 made between the Promoter as the Mortgagor No.1 therein, Kishore Nandlal Shah & Ors., as the Mortgagor No.2 therein, Vijay Vasudev Wadhwa & Ors., as the Borrower therein and Housing Development Finance Corporation Limited (HDFC) as the Mortgagee therein, registered with the Sub- Registrar of Assurances at Thane-11 under Serial No.TNN5/10839/2016, the Promoter has availed the loan facility more particularly setout therein and in consideration therein the Promoter herein mortgaged/ created a charge in respect of the Promoter's Entitlement in the manner and on the terms and conditions therein contained.

   D. Part of the Land of proposed project is affected by Section 20 of the Urban Land Ceiling and Regulation Act, 1976 and as per the orders which reference No.ULC/TA/ATP/

WHSH/20/S.R.1644 dated 31st July, 2006 and No.ULC/TA/ATP/WHSH/20/S.R.1647 dated 31st July, 2006 issued by the Office of the Addl. Collector & Competent Authority, Thane.

3. That the time period within which the project shall be completed by the Promoter from the date of registration of project;

4. That entire amounts to be realised hereinafter by the 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 schedule 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/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 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 the Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

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 _____.

BEFORE ME

Notarial Register
No 1238/07/2017

S. P DUBEY
B.A LL.B.
NOTARY GR MUMBAI
MAHARASHTRA
Govt of India

28 JUL 2017

Deponent
Vijay Associates (Wadhwa)
Partner

S. P. DUBEY
Bandra, Gr Mumbai
Maharashtra
Regd 11164
Exp Dt 7-4-2020

NOTARIAL