

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८०००९५
2 8 MAY 2024
सक्षम अधिकारी

S: R: 10145
Date: 3/6/24

श्रीमती उल्का पाटील

FORM 'B'

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Hilal Amirali Merchant, Partner of Crescent Shelters (Promoter) duly authorized vide its authorization letter dated 04th April, 2024,

I, Hilal A. Merchant, duly authorized by the Crescent Shelters (Promoter) of the proposed commercial project "CRESCENT WTC - WESTERN TRADE CENTER - PHASE II" (Building No.A-1(2)as per CC)situated, lying and being at land bearing CTS No. 4152, 4153, 4316, 4351, 4352, 4354, 4355, 4356, 4357, 4358, 4359, 4360, 4404, 4405, 4406, 4452, 4453 Penkar Pada road, of village Mira (Mahajanwadi), next to Dahisar Check Naka, Mira Road (East), Thane 401107 do hereby solemnly declare, undertake and state as under:

Annexure - II

दस्ताचा प्रकार	
दस्त नोंदणी करणार आहेत का ?	YES/NO
मिळकतीचे वर्णन -	
मुद्रांक विकत घेणाऱ्याचे नाव	CRESCENT SHELTERS 909, The Avenue, Navpada, Mo Andheri (E), Mumbai-400 059
दुसऱ्या पक्षकाराचे नाव	
इतर असल्यास त्यांचे नाव व पत्ता	
मुद्रांक शुल्क रक्कम	
मुद्रांक विक्री तारीख व वही अनु. क्रमांक/दिनांक	
मुद्रांक विकत घेणाऱ्याची सही	
मुद्रांक विक्रेत्याची सही	

पत्रावळ क्रमांक : ८००००९५

मुद्रांक विक्रीचे ठिकाण/पत्ता : अंधेरी कोर्ट बार असोसिएशन ए.एन. कोर्ट, अंधेरी रेल्वे स्टेशनच्या बाजुला, अंधेरी (पूर्व), मुंबई - ६९.

ज्या कारणासाठी व्यक्ती मुद्रांक आरे ती वस्तू त्याशिवाय का वापरली
न झाल्यास आरे ती वेळच्यावेळी मुल्य व नोंदणी फाईल (समाधारक आरे.

GOVT OF INDIA

1. That the promoter has a legal title Report to the land on which the development of the project is proposed

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.

3. That the time period within which the project "CRESCENT WTC - WESTERN TRADE CENTER - PHASE II" (Building No. A-1(2) as per approved plans) shall be completed by the promoter on or before **30th June 2028**.

4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That 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.

7. That 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 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.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Mumbai
on this 3rd day of June 2024 .

Deponent

NOTARY GOVT. OF INDIA
RAMESH CHANDRA TIWARI
ARCA-MAROL PIPELINE
ANDHERI (E), MUMBAI
STATE OF MAHARASHTRA
REGN. 3361
DATE OF EXP. 06-03-2026

BEFORE ME

03/06/24

RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appli Ekta Hsg. Soc
Nav Pada, Marol Naka, A. K. Road.
Andheri (E), Mumbai-400 059