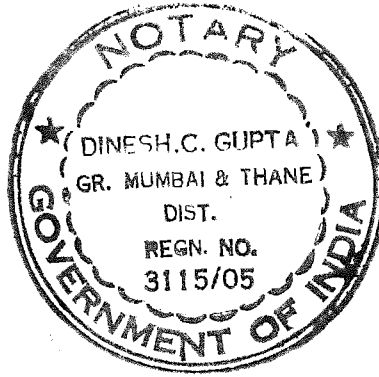
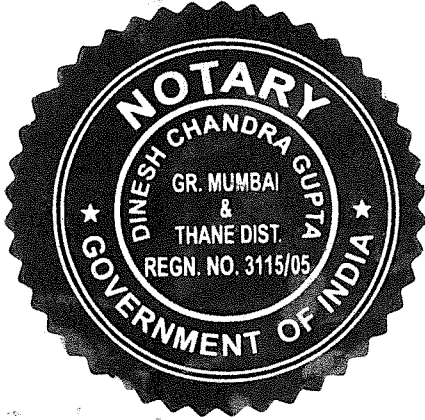




महाराष्ट्र MAHARASHTRA

2019

VE 177283



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क्र. ८०००००९
5 - 9 APR 2019
सक्षम अधिकारी

श्रीमती. एस. वि. मसुका

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Money Magnum Nest Private Limited, Promoter of the

For Money Magnum Nest Pvt. Ltd.

Authorised Signatory

For Money Magnum Nest Pvt. Ltd.

Authorised Signatory

1545 जीडीपत्र-१ Annexure
फकत प्रतिज्ञापनासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव for MONEY MAGNUM NEST PVT. LTD

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता Godrej Coliseum-A-Wing 1301,
13th Floor, Behind Everard Nagar,
मुद्रांक विक्रीसाठी जाई वही अनु. क्रमांक Off Eastern Express Highway, Sion (E),
Mumbai City MH 400022 IN

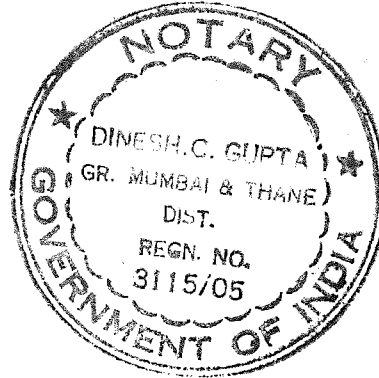
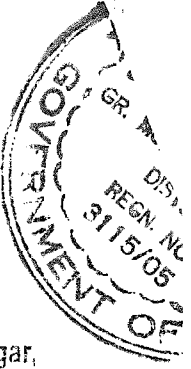
मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रीसाठी केलेली
परवाना क्रमांक ८०००००९

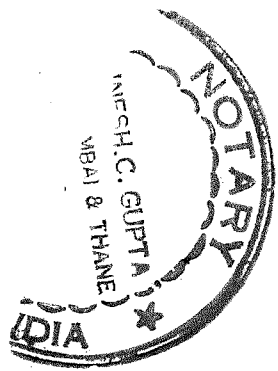
मुद्रांक विक्रीचे नाव/वत्ता ज्योती पी. दुआ

६, वॉडोपी बिल्डिंग नं. ३, टाटा हॉस्पिटल, परेल, मुंबई - ४०००१२

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक
कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) नुसार

ज्या कारणासाठी ज्योती मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे.





New Project, by the hands of its authorised signatories 1. Mukesh Gupta and /or 2. Mr. Hitesh J. Gohil, duly authorized vide their authorization dated 11th July 2018;

We, Money Magnum Nest Private Limited, a Company duly incorporated under the Companies Act 1956, (CIN: U65923MH1996PTC100417), having registered office at Godrej Coliseum, A Wing, 1301, 13th Floor, Behind Everard Nagar, Off. Eastern Express Highway, Sion (E), Mumbai – 400 022. (hereinafter referred to as the “Promoter”), are developing the project namely “*Terraform Dwarka-Wing D*”, situated at C.N. No./CTS No. 5808 (pt.)/Survey No./ Final Plot No. 274 A (pt) of TPS –III Village Ghatkopar East Taluka Kurla District Mumbai - 400 077 (hereinafter referred to as the “Project”) do hereby solemnly declare, undertake and state as under:

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 uploaded on RERA portal.

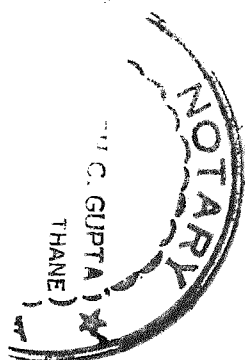
2. There are no encumbrances on the project property except as disclosed in the Title Report and following –
 - i. Mortgage created vide Unilateral Indenture of Mortgage dated 31/07/2018 made between the Promoter herein as the Borrower therein, and Housing Development Finance Corporation Limited (HDFC), a Company registered under the Companies Act 1956 and having its Registered Office at Ramon House, H.T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai -400020 as the Mortgagee therein, registered with the Sub-Registrar of Assurances at Kurla-1 under Serial No.KRL1/9235/2018. The Promoter herein has availed the loan facility and in consideration therein the Promoter herein mortgaged/charged the development

For Money Magnum Nest Pvt. Ltd.


Authorised Signatory

For Money Magnum Nest Pvt. Ltd.


Authorised Signatory



rights, in the manner and on the terms and conditions therein contained. **The Copy of Index-II is enclosed herewith as an Annexure 1.**

- ii. Mortgage created vide Unilateral Indenture of Mortgage dated 04/02/2019 made between the Promoter herein as the Borrower therein, and Housing Development Finance Corporation Limited (HDFC), a Company registered under the Companies Act 1956 and having its Registered Office at Ramon House, H.T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai -400020 as the Mortgagee therein, registered with the Sub-Registrar of Assurances at Kurla-1 under Serial No.KRL5/1612/2019. The Promoter herein has availed the loan facility and in consideration therein the Promoter herein has mortgaged/charged the development rights, in the manner and on the terms and conditions therein contained. **The Copy of Index-II is enclosed herewith as an Annexure 2.**
3. That the Promoter undertakes to compete the project on or before 31st December 2023
4. That seventy per cent of the amounts to be realised hereinafter 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 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate Agents, Rates of Interest and Disclosure on Websites) Rules, 2017.
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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

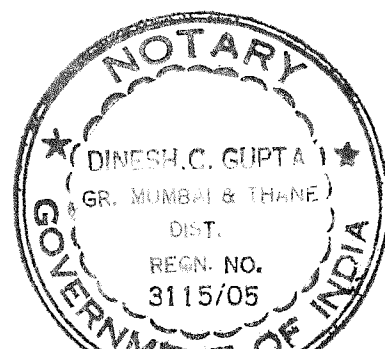
For Money Magnum Nest Pvt. Ltd.

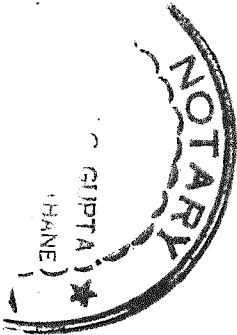
Authorised Signatory

For Money Magnum Nest Pvt. Ltd.

Authorised Signatory

Page 3 of 4





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. For Money Magnum Nest Pvt. Ltd.

[Signature]

[Signature]
Authorised Signatory
Deponent

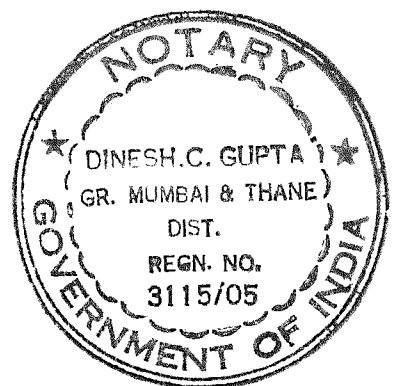
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this day of
20 APR 2019

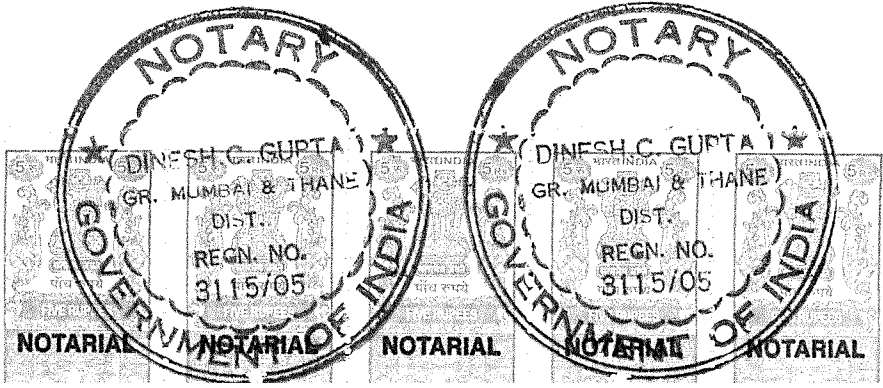
For Money Magnum Nest Pvt. Ltd.

[Signature]
Authorised Signatory
Deponent



BEFORE ME
[Signature]
DINESH C. GUPTA
NOTARY GOVT. OF INDIA
GR. MUMBAI & THANE DIST
20 APR 2019

NOTED IN NOTARIAL REGISTER	
Serial No. <u>132</u>	Page No. <u>13</u>
Register No. <u>14</u>	Dated <u>20/04/19</u>



Index-2(सूची - २)



31/07/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 9235/2018

नोदणी :

Regn:63m

गावाचे नाव : घाटकोपर

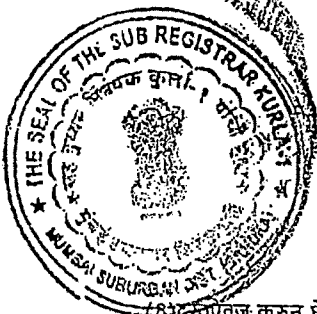
- (1) विलेखाचा प्रकार गहाणखत
(2) मोबदला 750000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : , इतर माहिती : , इतर माहिती: गहाण खत, सी.टी.एस. नं. 5808 पॉट, मोजे घाटकोपर किरोळ, फायनल प्लॉट नं. 274 पॉट, नवीन फायनल प्लॉट नं. 274ए पॉट, टी.पी.एस. 3, नालंदा एसआरए को. ऑफ. हो. सी. लिमिटेड, जवाहर रोड, दामजी कंपाऊंड, पटेल चौक, घाटकोपर पूर्व, मुंबई 400077, पेज नं. 24 ते 33, यातील अन सोल्ड व सोल्ड सदनिका, कर्जाची रक्कम रु. 75,00,00,000/- दस्तात नमुद केल्याप्रमाणे (C.T.S. Number : 5808 Part ;))

- (5) क्षेत्रफळ 1) 0 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असलेले तक्के.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचे हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

- 1): नाव:- मनी मॅगनम नेस्ट प्रा. लिमिटेड चे संचालक विमल शाह तर्फे मुखत्यार हितेश गोहिल वय:- 39; पत्ता:- प्लॉट नं. 1301, 13 वा मजला, गोदरेज कोलिसियम, ए विंग, एवेरड नगरच्या मागे, ऑफ. ईस्टर्न एक्सप्रेस हाईवे, सायन पूर्व, , चुनाभट्टी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400022 पॅन नं:- AAACE8257C
2): नाव:- मनी मॅगनम कंस्ट्रक्शन्स तर्फे भागिदार किशोर नंदलाल शाह तर्फे हितेश गोहिल वय:- 39; पत्ता:- ऑफिस, , समुंद्री, प्लॉट नं. 157, आंबेडकर गार्डनच्या जवळ, चेंबूर, 18 वा रोड, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400071 पॅन नं:- AACFN9126C
3): नाव:- मनी मॅगनम कंस्ट्रक्शन्स तर्फे भागिदार विमल किशोर शाह तर्फे हितेश गोहिल वय:- 39; पत्ता:- ऑफिस, , समुंद्री, प्लॉट नं. 157, आंबेडकर गार्डनच्या जवळ, चेंबूर, 18 वा रोड, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400071 पॅन नं:- AACFN9126C
4): नाव:- मनी मॅगनम कंस्ट्रक्शन्स तर्फे भागिदार नैनेश किशोर शाह तर्फे हितेश गोहिल वय:- 39; पत्ता:- ऑफिस, , समुंद्री, प्लॉट नं. 157, आंबेडकर गार्डनच्या जवळ, चेंबूर, 18 वा रोड, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400071 पॅन नं:- AACFN9126C
5): नाव:- मनी मॅगनम कंस्ट्रक्शन्स तर्फे भागिदार व तोषा मीत प्रा. लिमिटेड तर्फे प्राधिकृत व्यक्ती विमल किशोर शाह तर्फे हितेश गोहिल वय:- 39; पत्ता:- ऑफिस नं. 1301, 13 वा मजला, गोदरेज कोलिसियम, ए विंग, एवेरड नगरच्या मागे, ऑफ. ईस्टर्न एक्सप्रेस हाईवे, सायन पूर्व, , राओळी कांप, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400022 पॅन नं:- AACFN9126C
6): नाव:- मनी मॅगनम कंस्ट्रक्शन्स तर्फे भागिदार व मनी मॅगनम नेस्ट प्रा. लिमिटेड चे संचालक विमल शाह तर्फे मुखत्यार हितेश गोहिल वय:- 39; पत्ता:- ऑफिस नं. 1301, 13 वा मजला, गोदरेज कोलिसियम, ए विंग, एवेरड नगरच्या मागे, ऑफ. ईस्टर्न एक्सप्रेस हाईवे, सायन पूर्व, , राओळी कांप, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400022 पॅन नं:- AACFN9126C
7): नाव:- मनी मॅगनम कंस्ट्रक्शन्स तर्फे भागिदार व टेराफोर्म मंजिल प्रा. लिमिटेड तर्फे प्राधिकृत व्यक्ती विमल शाह तर्फे मुखत्यार हितेश गोहिल वय:- 39; पत्ता:- ऑफिस नं. 1301, 13 वा मजला, गोदरेज कोलिसियम, ए विंग, एवेरड नगरच्या मागे, ऑफ. ईस्टर्न एक्सप्रेस हाईवे, सायन पूर्व, , राओळी कांप, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400022 पॅन नं:- AACFN9126C

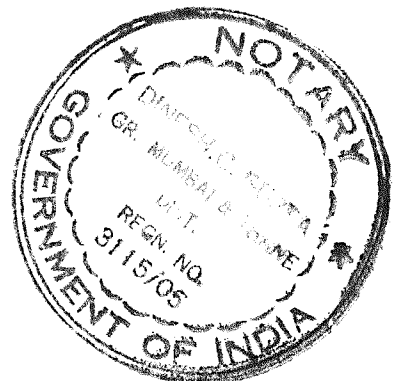


(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- हाऊसिंग डिव्हलपमेंट फायनान्स कॉर्पोरेशन लिमिटेड तर्फे प्राधिकृत व्यक्ती . वय:- 50; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: , इमारतीचे नाव: रमोन हाऊस, ब्लॉक नं: 169, बेकबे रेक्लमेशन, चर्चगेट, रोड नं: एच. टी. पारेख मार्ग, महाराष्ट्र, मुंबई. पिन कोड:- 400020 पॅन नं:-

- (9) दस्तऐवज करून दिल्याचा दिनांक 31/07/2018
(10) दस्त नोंदणी केल्याचा दिनांक 31/07/2018
(11) अनुक्रमांक, खंड व पृष्ठ 9235/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 1000500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

iSarita v1.7.0



MONEY MAGNUM NEST PRIVATE LIMITED

(Formerly known as Everest Fincap Private Limited)

(CIN: U65923MH1996PTC10041)

Registered Office- Godrej Coliseum, A Wing, 1301, 13th Floor, Behind Everard Nagar, Off. Eastern Express Highway, Sion (E), Mumbai - 400 022 Phone- 022-62704900/901

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF MONEY MAGNUM NEST PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT GODREJ COLISEUM, A-WING 1301, 13TH FLOOR, BEHIND EVERARD NAGAR, OFF EASTERN EXPRESS HIGHWAY, SION (EAST), MUMBAI 400022 ON WEDNESDAY, 11TH JULY, 2018 AT 10.00 A.M.

“RESOLVED THAT, the Board of Directors of the Company do hereby authorize severally and/or jointly Mr. Mukesh Gupta and /or Mr. Hitesh J. Gohil, for and on behalf of the Company to make an application for registration of Real Estate Project of the Company, being a Promoter, i.e. *“Terraform Dwarka- Wing C” & “Terraform Dwarka- Wing D” (Real Estate Projects)*”, situated at C.N. No./CTS No. 5808 (pt.)/Survey No./ Final Plot No. 274 A (pt) of TPS –III Village Ghatkopar East Taluka Kurla District Mumbai - 400 077,, under the Real Estate (Regulation and Development) Act 2016 and the Rules and Regulations made there under.”

“RESOLVED FURTHER THAT Mr. Mukesh Gupta and/or Mr. Hitesh J. Gohil are also severally or Jointly authorized to sign deeds, documents, affidavit, declaration and provide information as may required from time to time by the Regulatory Authority under the said Act and to do all such acts, deeds, matters & things as deemed necessary on behalf of the Company.”

“Certified True Copy”

FOR MONEY MAGNUM NEST PRIVATE LIMITED



**MR. VIMAL K. SHAH
(MANAGING DIRECTOR)**

DATE – 16/04/2019

PLACE – MUMBAI



**MR. KISHOR N. SHAH
(MANAGING DIRECTOR)**