23/50/242

भारतीय गैर न्यायिक

भारत INDIA

500

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ CY 413504

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे

5 FEB 2024

लिपीक / लिपीक

NOTARY DINESH CHANDRA GUPTA GR. MUMBAI & THANE DIST. REGN. NO. 3115/05 GOVERNMENT OF INDIA

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 with the Declaration

Affidavit cum Declaration of **M/s. Money Magnum Nest Pvt. Ltd.** promoter of the proposed Project, through its Director **Mr. Uday K. Mota** duly authorized by the promoter of the proposed project, vide its authorization dated 15/11/2024.

Money Magnum Nest Private Limited MUMBAI

जोडपत्र - २

मुद्रांक विक्री नोंदवही अनुक्रमांक 790131 दिनांक 11 FEB 2025

दस्ताचा प्रकार .....

दस्त नोंदणी करणार आहेत का :- होय/नाही

मेळकतीचे थोडक्यात वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नाव .....

हस्ते असल्यास त्यांचे नाव, पत्ता .....Money Magnum Nest Pvt. Ltd.
.....Godrej Colisuem, A Wing, 1301,
.....13th Floor, Behind Everard Nagar,
Off. Eastern Express Highway,
.....Sion (East), Mumbai - 400 077.

सही .....

दुसऱ्या पक्षकाराचे नाव .....

मुद्रांक शुल्क रक्कम .....

परवानाधारक मुद्रांक विक्रेता यांची सही .....

श्री. शंकर साहेबराव .....

मुद्रांक विक्रीचे ठिकाण/क्षेत्र-जिल्हा सत्र न्यायालय, ठाणे.

रवाना क्रमांक - १२०१६५

ज्या कारणासाठी जास्त मुद्रांक [illegible]
कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात
बंधनकारक आहे.

NOTARY
DINESH CHANDRA GUPTA
GR. MUMBAI & THANE DIST.
REGN. NO. 3115/05
GOVERNMENT OF INDIA

I, **M/s. Money Magnum Nest Pvt. Ltd.** promoter of the proposed Project, through its Director **Mr. Uday K. Mota** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

I say that, I have applied for extension of registration of the project bearing application no. **EXT51800025431**. The description of the Real Estate Project is as follows:

The Project known as **"Terraform Dwarka Wing D"** registered with the regulatory authority vide project registration certificate bearing No. **P51800020666**

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

2. That details of encumbrances, by Mortgage Deed dated 17/10/2024 registered under serial no. KRL5-28143-2024 on 19/10/2024 including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; we have applied for extension timeline of completion of Project for the term period of 3 years, i.e. from 30/12/2024 to 30/12/2027.

4. (a) For ongoing project on the date of commencement of the Act

   (i) That seventy per cent of the amounts to be realised 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.

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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

NOTARY DINESH CHANDRA GUPTA GR. MUMBAI & THANE DIST. REGN. NO. 3115/05 GOVERNMENT OF INDIA

Money Magnum Nest Private Limited MUMBAI

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 I / the promotes 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.

17/2/25
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 17th day of February 2025

Deponent

NOTARY GOVERNMENT OF INDIA DINESH CHANDRA GUPTA GR. MUMBAI & THANE DIST. REGN. NO. 3115/05

BEFORE ME
DINESH C. GUPTA
NOTARY GOVT. OF INDIA
GR MUMBAI & THANE DIST
17 FEB 2025

NOTED IN NOTARIAL REGISTER
Serial No. 242 Page No. 50
Register No. 23 Dated 17.02.25

17 FEB 2025