



भारतीय MAHARASHTRA

2017

SE 714829



प्रधान नृदांक कार्यालय, मुंबई
प.न.सि.क. ८०००००९
- 4 JUL 2017
सक्षम अधिकारी

श्री. प्र. ना. विचारी

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 Constructions, Promoter of the on-going
For MONEY MAGNUM CONSTRUCTIONS For MONEY MAGNUM CONSTRUCTIONS

Authorized Signatory

Authorized Signatory

600

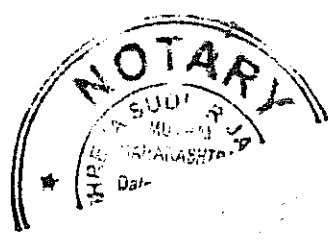
ANNEXURE - I

- 7 JUL 2017

अभिप्रायार्थ / Only for Affidavit
प्रमाणित करने के लिए अ. नं. नं./सं.
अभिप्रायार्थ / Only for Affidavit

प्रमाणित करने के लिए न. नं./सं. अ. नं.
अभिप्रायार्थ / Only for Affidavit

For MONEY MAGNUM CONSTRUCTIONS



Samruddhi

Plot No. 157, Office Floor,
18th A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

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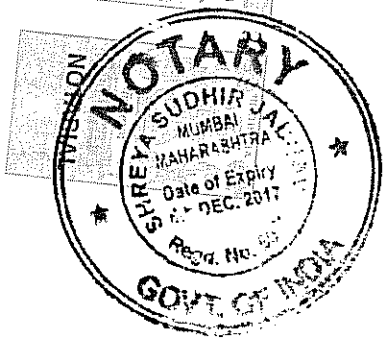
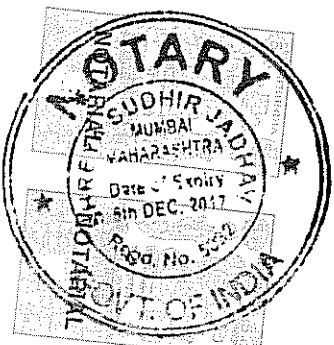
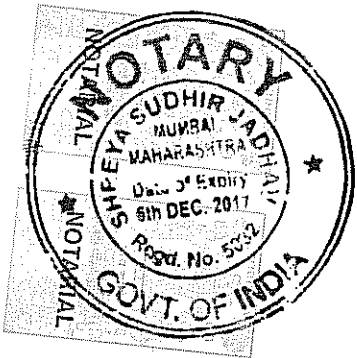
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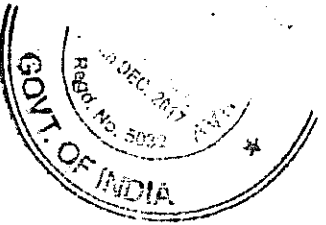
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Project, by the hands of its authorised signatories 1. Mr. Mukesh Gupta and 2. Mr. Shantanu Vaidya., duly authorized vide their authorization dated 20th July 2017;

We, **Money Magnum Constructions**, a Partnership Firm duly Registered under the Partnership Act 1932, having registered office at Samruddhi, Office Floor, Plot No. 157, 18th Road, Near Ambedkar Garden, Chembur (East) 400 071 (hereinafter referred to as the “Promoter”), are developing the project namely “**Terraform K- Residences**” situated at S. N. S. N. 37/10, 38/1, 146/1, 146/2 (P), 146/2 (p) Village Dhokali, Thane, Pin - 400 607 (hereinafter referred to as the “Project) do here by solemnly declare, undertake and state as under:

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

AND

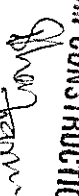
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and Promoter for development of the real estate project is uploaded on RERA Portal.

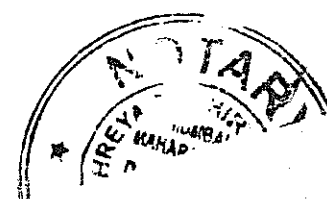
2. That the project land is free from all encumbrances except disclosed in title report and Part of the Land of proposed project is affected by section 20 of the Urban Land Ceiling and Regulation Act 1976 and as per the orders with reference NO.ULC/TA/ATP/WSHS/20/SR-1437 dated 25 /06 / 2004, NO.ULC/TA/ ATP/WSHS/20/S.R.1644 dated 31/07/2006 and NO.ULC/TA/ ATP/WSHS/20/S.R. 1647 dated 31/07/2006 issued by the Office of the Addl. Collector & Competent Authority, Thane.
3. That the Promoter undertakes to complete the project on or before 30/09/2022.
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.

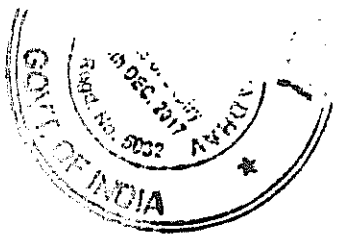
For **MONEY MAGNUM CONSTRUCTIONS**


Authorised Signatory

For **MONEY MAGNUM CONSTRUCTIONS**


Authorised Signatory





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.

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

[Signature]

Verification

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

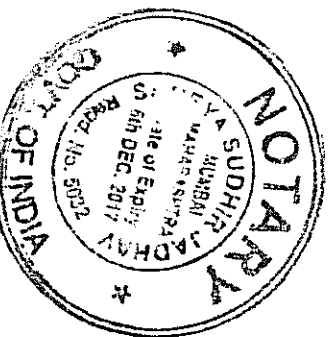
[Signature]

Verified by me at on this day of

25 JUL 2017

For MONEY MAGNUM CONSTRUCTIONS
Authorized Signatory

[Signature]
Authorized Signatory
Deponent



BEFORE ME

[Signature]
Shreyas S. Jagtap, B.A.L.B.

ADVOCATE & NOTARY, GOVT. OF INDIA
OFFICE: Ground, 1st to 13 Vistara Hotel,
Opp. Chembur Railway Station, Chembur (E), Mumbai-71.
Cell:- 9819908825 / Res:- 25254832
NOTARY REGISTER

S.R. No.: 2540/2017
Dated: 25 JUL 2017

25 JUL 2017

MONEY MAGNUM CONSTRUCTIONS

Reg. Office: Samruddhi, Office Floor, Plot No.157, 18th Road, Near Ambedkar Garden,
Chembur (E), Mumbai 400 071 Tel No. 2526 4900, Fax No.- 022-25282011

AUTHORIZATION LETTER

20 JUL 2017

Sub- Application for Registration of Real Estate Project under The Real Estate (Regulation And Development) Act 2016 And Rules, Regulations made there under-

We, the Partners of Money Magnum Constructions (Partnership Firm) and as per the Provisions of The Real Estate (Regulation and Development) Act, 2016 (The ACT) and Rules, Regulations made there under and the Orders, Circulars and Notifications issued by the Maharashtra Real Estate Regulation Authority from time to time, we are the **Promoter** of the Real Estate Project "**Terraform K - Residences**" situated at S. N. S. N. 37/10, 38/1, 146/1, 146/2 (P), 146/2 (P) Village Dhokali, Thane, Pin - 400 607, hereby severally and/or Jointly authorize Mr. Mukesh Gupta and/or Mr. Shantanu Vaidya, to make application for registration of Real Estate Project under the Real Estate (Regulation and Development) Act 2016 and the Rules and Regulations made there under.

Further they are also severally and/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 Act and to do all such acts, deeds, matters & things as deemed necessary on behalf of the Promoter.

Yours sincerely,

Name & signatures of partners.

Mr. Kishor N. Shah

(Partner)

Mr. Vimal K. Shah

(Partner)

Mr. Nainesh K. Shah

(Partner)

Money Magnum Nest Private Limited

(Through their Managing Director Mr. Vimal K. Shah)

Tosha Meet Private Limited

(Through their Director Mr. Arvind L. Sharma)

Terraform Manjil Private Limited

(Through Director Mr. Kishor N. Shah)

Place - Mumbai

Date- 20/07/2017

BEFORE ME

Shreyas S. Jadhav, B.A.L.L.B.

ADVOCATE & NOTARY GOVT. OF INDIA

OFFICE : Shop B, Eminent Vasthali Hotel,

3pp, Chembur Railway Station, Chembur (E), Mumbai-71.

Cell:- 9819908525 / Res:- 25254832

NOTARY REGISTER

Sr. No.:

Date:

25 JUL 2017

