



महाराष्ट्र MAHARASHTRA

2023

85AA 829797

मी सदस्य १, महाराष्ट्र राज्य सरकार यांच्या कार्यालयात

कर्मचारी/अधिकाारी/अधिकारी

द्वारा निदेशित करण्यात आलेल्या कायद्याने

नियमित करण्यात आलेल्या प्रमाणित लिपिकार्याच्या कार्यालयात

मिळविलेल्या प्रमाणित

प्रमाणित लिपिकार्याच्या

मुद्रांक लिपिकार्याच्या कार्यालयात

मुद्रांक लिपिकार्याच्या कार्यालयात

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मुद्रांक लिपिकार्याच्या कार्यालयात

फक्त प्रतिज्ञापत्रासाठी

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13 FEB 2024

The Pune Lawyers Consumers
co-op Society Ltd. Pune 5
LIC No. 2201111



FORM 'B'

Affidavit cum Declaration

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

Affidavit cum Declaration

Affidavit cum declaration of the “**M/s. Moonstone Realinfra Private Limited**” Promoter of the project “**Kohinoor Uptown Avenue**” Situated at Plot No. 01, S.No. 31/32/A/1, 31/32/A/3, 31/32/A/4, Situated at Village Punawale, Taluka - Mulshi, District - Pune, Maharashtra – 411033

“**M/s. Moonstone Realinfra Private Limited**” promoter of the project “**Kohinoor Uptown Avenue**” Plot No. 01, S.No. 31/32/A/1, 31/32/A/3, 31/32/A/4, Situated at Village Punawale, Taluka - Mulshi, District - Pune, Maharashtra – 411033 do hereby solemnly declare, undertake and state as under:

1. **We** have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances except the Encumbrance legal mentioned below.

Case No	Court	Status
1092/2022	Hon'ble Additional Collector	Pending
1416/2023	Civil Judge Junior Division	Pending

3. That the time period within which the project shall be completed by us on or before **30.12.2029**.
4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule
6. **We** 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. **We** shall take all the pending approvals on time, from the competent authorities.
8. **We** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD 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.

MOONSTONE REALINFRA PVT. LTD.


DIRECTOR

Mr. Vineet K. Goyal
(Director)

MOONSTONE REALINFRA PVT. LTD.


DIRECTOR

Mr. Rajesh K. Goyal
(Director)

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 13 February 2024.

BEFORE ME

ADVOCATE & NOTARY
GOVERNMENT INDIA
15 FEB 2024

REGISTERED
SR. NO. 257/2024
DATE: 15 FEB 2024

