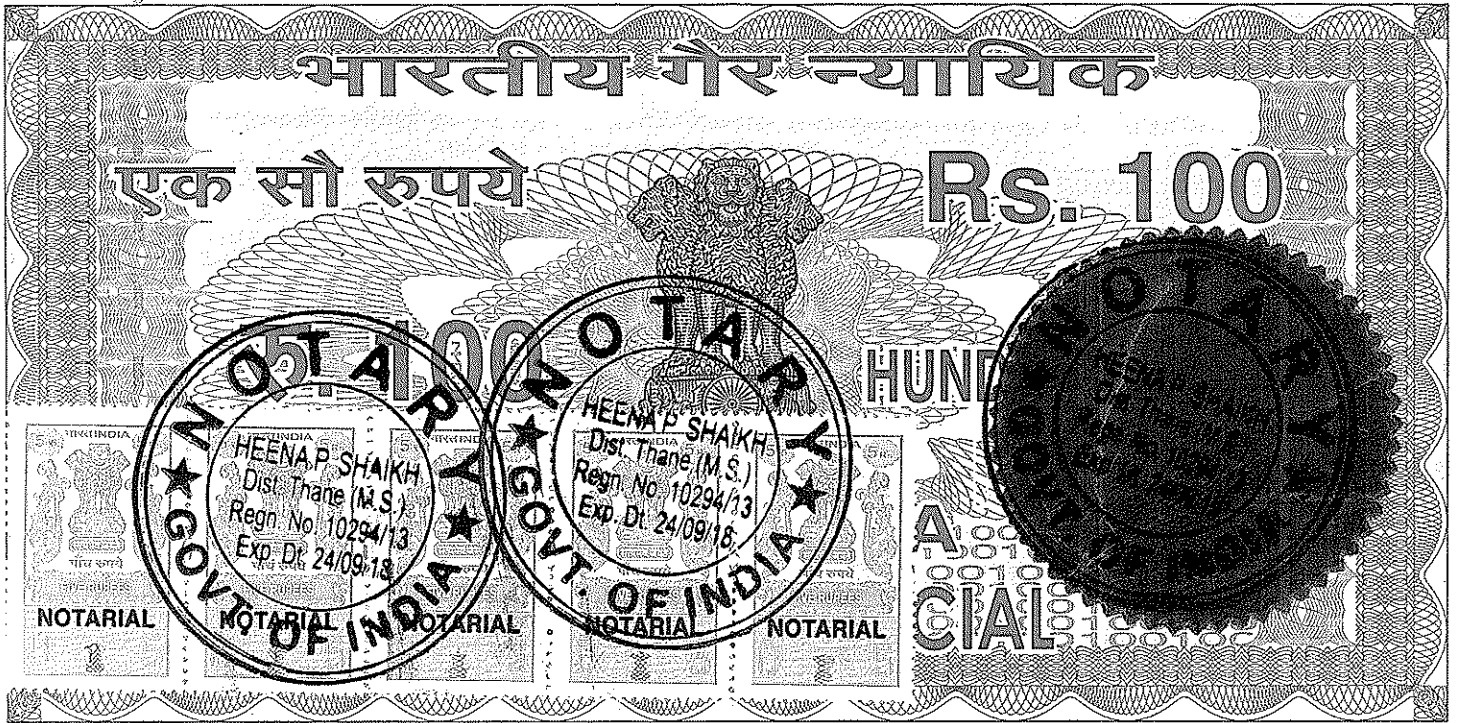
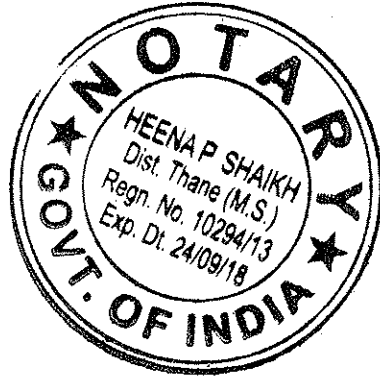
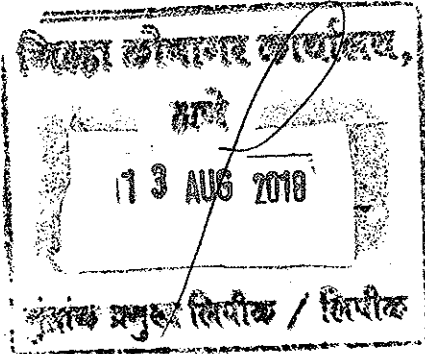




महाराष्ट्र MAHARASHTRA

2018

TR 378387



FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s. NEXUS BUILDERS AND DEVELOPERS PVT LTD through its Director Mr. RAJDAKSH MAHENDRA SHARMA, promoter of the proposed project / duly authorised by the Promoter of the Proposed Project **BUILDING NO. 'F-4' (HYDE PARK F-4 BUILDING PHASE)**, vide their authorisation dated. 20/08/2018.

the Act and under rule 3 of these rules, within seven days of the said changes occurring.

10. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

23 AUG 2018

// श्री //

जोडपत्र-2 / Annexure - II
खालील शिक्का प्रतिज्ञापत्रा व्यतिरिक्त वापरण्यात येणा-या मुद्राकावर उमटवावा /
(Except affidavit, this seal put for all documents)

1) मुद्रांक विक्री नोंदवही अनुक्रमांक / दिनांक
(Serial No./Date)

86386

2) दस्ताचा प्रकार
(Name of Document)

Deer

3) दस्त नोंदणी करणार आहेत का ?
(Whether it is to be registered)

होय / नाही
Yes/No

4) मिळकतीचे थोडक्यात वर्णन
(Property Description in brief)

Nexus Builders & Developers Pvt. Ltd.
Tanna House, 2nd Floor,
11-A, Nathalal Parekh Marg,
Colaba, Mumbai-400 039.

5) मुद्रांक विकत घेणा-याचे नाव व सही
(Stamp Purchaser's Name & Signature)

6) हस्ते असल्यास त्याचे नाव, पत्ता व सही
(If through other person then,
Name, Address & Signature)

Purchaser Sd/-

Sd/-

N. Tamhare

7) दुस-या पक्षकाराचे नाव
(Name of the other party)

Sd/-

8) मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

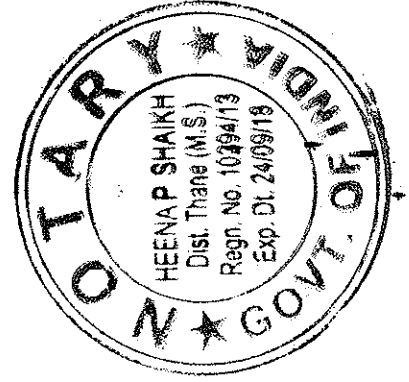
100 / -

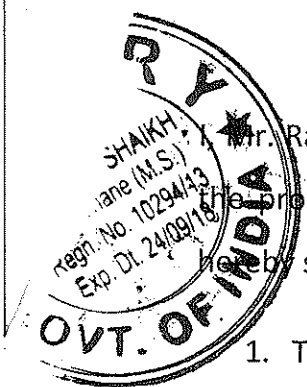
9) परवानाधारक / मुद्रांक विक्रेत्याची सही
परवाना क्रमांक जुना क्रमांक - 06/2003
(नविन परवाना क्रमांक - 1201015)

Sd/-

सौ. एच. डी. पाटील-वृद्धी टायपिंग अँड कम्प्युटर सेंटर,
मयुरेश बिल्डिंग, टेम्हीनाका, ठाणे-प-400601

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन 6/ सहा महिन्यात वापरणे
बंधनकारक आहे.)





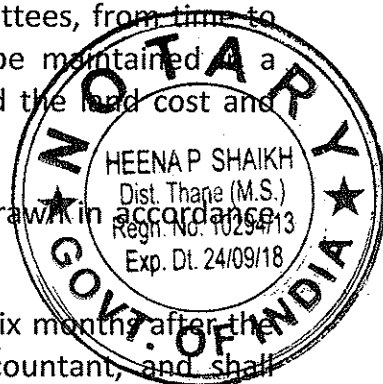
Mr. Rajdaksh M. Sharma, of M/s. Nexus Builders and Developers Pvt Ltd promoter of the proposed project / duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter have / has a Legal title to the Land on which the development of the project is proposed.

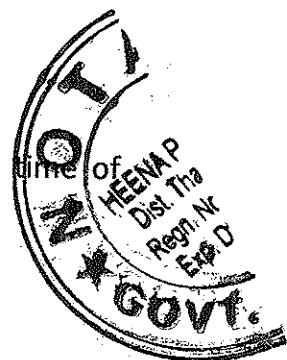
AND

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 by 31st December 2020, the said Project shall be Completed by the Promoter.
4. That the details of encumbrances if any including dues and litigations, details of any rights, title, interest or name of any party in or over such Land, along with details is hereto annexed and marked as **Annexure "1"**.
5. For on-going 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.
6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
7. 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.
8. That I /the promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ 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.
10. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



11. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



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 Thane

on this 23rd day of August 2018.

Deponent

For NEXUS BUILDERS AND DEVELOPERS PVT LTD

Authorised Signatory.



**BEFORE ME
NOTARY**

HEENA P. SHAIKH
ADVOCATE & NOTARY
B-2/204, Sukh Sheetal CHS Ltd.,
Opp. Lawkim Co., G.B. Road,
Thane-400 607

NOTED & REGISTERED

Sr No. 35051/2018

24 AUG 2018



Annexure – 1

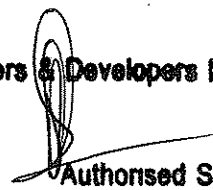


Details of Pending Litigations

Sr. No.	Suit No.	Court	Type of Litigation	Whether any preventive / injunction/ interim order is passed	Present Status
1.	Special Civil Suit No. 71 of 2003	Joint Civil Judge Senior Division Thane	Special Civil Suit	No	Pending
2.	Special Civil Suit No. 583 of 2003	Joint Civil Judge Senior Division Thane	Special Civil Suit	No	Pending
3.	Civil Revision Application No. 999 of 2014	Civil Appellate, High Court Mumbai	Civil Revision Application	No	Pending
4.	Regular Civil Suit No. 15 of 2017	Civil Judge Senoir Division, Thane	Regular Civil Suit	No	Pending

5. Notice received from Deputy Director of Land Records, Konkan Division, Mumbai vide Ref No. Appeal No / R154/2017/2027 dated. 23-05-2017

For Nexus Builders & Developers Pvt. Ltd


Authorised Signatory