



CHALLAN
MTR Form Number-6

GRN	MH003920155201718E	BARCODE											Date	27/07/2017-16:50:46	Form ID		
Department	Inspector General Of Registration		Payer Details														
Non-Judicial Stamps			TAX ID (if Any)														
Type of Payment			General Stamps SoS Mumbai only			PAN No.(if Applicable)											
Office Name			BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name			VIJAY ASSOCIATES WADHWANA								
Location			MUMBAI			Flat/Block No.											
Year			2017-2018 One Time			Premises/Building											
Account Head Details			Amount In Rs.			Road/Street											
0030056201 General Stamps			100.00			Areal/Locality											
						Town/City/District											
						PIN											
						Remarks (if Any)			RERA DECLARATION								
Total			100.00			Amount In			One Hundred Rupees Only								
						Words											
Payment Details			IDBI BANK			FOR USE IN RECEIVING BANK											
			Cheque-DD Details			Bank CIN			Ref. No.			69103332017072714615			130917037		
Cheque/DD No.						Bank Date			RBI Date			27/07/2017-17:08:20			Not Verified with RBI		
Name of Bank						Bank-Branch						IDBI BANK					
Name of Branch						Scroll No. , Date						Not Verified with Scroll					

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
संदर्त चलन केवल दृष्टान्त निबन्धक कार्यालयात् नोदणी करावयाच्या दस्तावेजाची लागू आहे . नोदणी न करावयाच्या दस्तावेजाची संदर्त चलन लागू नाही .



AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Navin Makhija, one of the Partners of the Promoter Company of the proposed project

I, **MR. NAVIN MAKHIJA**, one of the Partners of the Promoter Company of the proposed project do hereby solemnly declare, undertake and state as under:-

1. M/s. Money Magnum Constructions has a legal title Report to the land on which the development of the proposed project is to be carried out. A legally valid authentication of title of such land along with an authenticated copy of the agreement between M/s. Money Magnum Constructions and the promoter for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances, however, subject to the following:-
 - A. By an Indenture of Mortgage dated 30th October, 2013 made between the Promoter as the Mortgagor No.1 therein, Kishore Nandlal Shah & Ors., as the Mortgagor No.2 therein, Vijay Vasudev Wadhwa & Ors., as the Borrower therein and Housing Development Finance Corporation Limited (HDFC) as the Mortgagee therein, registered with the Sub- Registrar of Assurances at Thane-11 under Serial No.TNN11/3142/2013, the Promoter has availed the facility of Rs.100,00,00,000/- and in consideration therein the Promoter herein mortgaged/charged the said Land, in the manner and on the terms and conditions therein contained.
 - B. By an Indenture of Mortgage dated 14th March 2014 made between the Owner as the Mortgagor and Housing Development Finance Corporation Limited, as the Mortgagee therein, registered with the Sub- Registrar of Assurances at Thane under Serial No.TNN-2/2257 of 2014, the Owner has availed the facility of Rs.50,00,00,000/- and in consideration thereof the Owner herein mortgaged/charged the said Land alongwith the Owner's Premises, in the manner and upon the terms and conditions contained therein.
 - C. By an Unilateral Indenture of Mortgage dated 27th June, 2016 made between the Promoter as the Mortgagor No.1 therein, Kishore Nandlal Shah & Ors., as the Mortgagor No.2 therein, Vijay Vasudev Wadhwa & Ors., as the Borrower therein and Housing Development Finance Corporation Limited (HDFC) as the Mortgagee therein, registered with the Sub- Registrar of Assurances at Thane-11 under Serial No.TNN5/10839/2016, the Promoter has availed the loan facility more particularly setout therein and in consideration therein the Promoter herein mortgaged/ created a charge in respect of the Promoter's Entitlement in the manner and on the terms and conditions therein contained.
 - D. 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 which reference No.ULC/TA/ATP/



WHS/20/S.R.1644 dated 31st July, 2006 and No.U/C/TA/ATP/WHS/20/S.R.1647 dated 3rd July, 2006 issued by the Office of the Addl. Collector & Competent Authority, Thane.

3. That the time period within which the project shall be completed by the Promoter from the date of registration of project;

4. That entire amounts to be realised hereinafter by the 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That I/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 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 the Promoter 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.

VERIFICATION

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

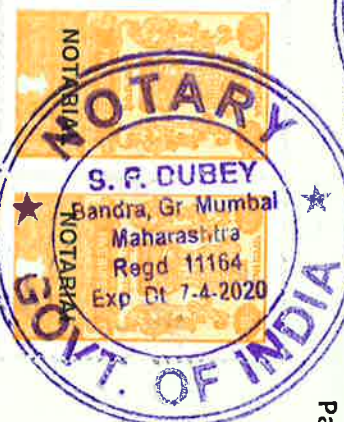
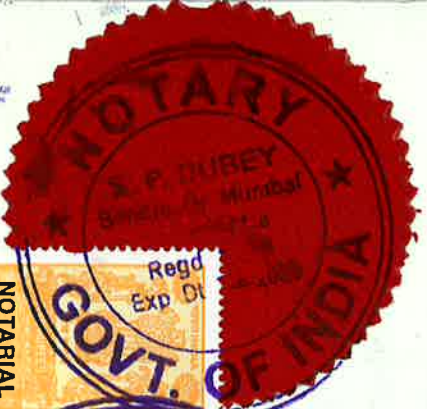
Verified by me at _____ on this **BEFORE ME**

S. P. DUBEY

Notary Registrar
1231021 2017

S. P. DUBEY
B.A LL.B
NOTARY GR MUMBA
MAHARASHTRA
Govt of India

[Signature]
Deponent
Vijay Associates (Wadhwa)
Partner



28 JUL 2017