



महाराष्ट्र MAHARASHTRA

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43AA 689683



Sub-Treasury Officer,
Vasai.

12 JUN 2023

Sub-Treasury Officer,
Vasai.

12-6-23



NOTARIAL
REG. SR. NO
24497/2023

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 M/s. **Altaa Builders** Promoter of the proposed project name **SHAM NIRMAL HEIGHTS**, Located At Plot Bearing C.T.S.No. 539/A, B. of Village Malad, Narsing Lane, Malad (W) Mumbai - 400064. Project Plot Area - 3089.90 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, **Mr. Mukesh Shah** Proprietor of M/s. **Altaa Builders &** Promoter of the proposed project name **SHAM NIRMAL HEIGHTS**, Located At Plot Bearing C.T.S.No. 539/A, B. of Village Malad, Narsing Lane, Malad (W) Mumbai - 400064. Project Plot Area - 3089.90 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

13 JUN 2023

जोड़पत्र - 9/Annexure - 1
 फक्त प्रतिज्ञापत्ररूपी / ONLY FOR AFFIDAVIT

1. मुद्रांक विहीन नोंदवही अनु. क्रमांक -/ दिनांक
 (Serial No. / Date) 1284
13-6-23

2. मुद्रांक विक्रेता के चिह्न, मीठासाया पत्रा व सही
 (Stamp Purchaser's Stamp
 Place of residence & Signature) Anurag S Shah

3. परवाजकारक मुद्रांक विक्रेता की सही श्री. अनुराग शिंदेकर
 व परवाज कार्यालय के मुद्रांक विक्रेता के नाम/पता मालासेपारा (प)
शेरेदी केल्याणसून
 (ज्या कारणासाठी ज्यांनी मुद्रांक विक्रेता तशी त्याच कारणांनी शेरेदी केल्यापासून
 मुद्रांक विक्रेता केले आहेत.)



REG. NO. 1030

THE AFFIDAVIT IS REPORTED BY A NOTARY
 SIGNING THE AFFIDAVIT OR BY A PERSON AUTHORIZED BY THE
 PROMOTER

Attest in the presence of

Witnesses

1. I, the undersigned, being a duly qualified and licensed Notary Public for the State of Maharashtra, do hereby certify that the above is a true and correct copy of the original document as presented to me for attestation.

2. I, the undersigned, being a duly qualified and licensed Notary Public for the State of Maharashtra, do hereby certify that the above is a true and correct copy of the original document as presented to me for attestation.

3. I, the undersigned, being a duly qualified and licensed Notary Public for the State of Maharashtra, do hereby certify that the above is a true and correct copy of the original document as presented to me for attestation.



OR
have/has a legal title Report to the land on which the development
of the proposed project is to be carried out

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.

OR
That details of encumbrances _ 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 **30/06/2024**.

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) 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.

OR
(ii) That entire 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, 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 / 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 I /the promoter shall take all the pending approvals on time, from the competent
authorities.

8. 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.

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

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

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 **18 DEC 2023** day of _____



BEFORE ME

[Signature]
JYOTISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai - 400 101

[Signature]
Deponent

18 DEC 2023