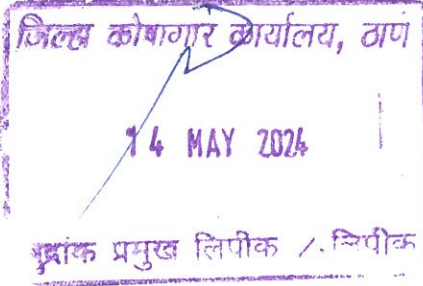




महाराष्ट्र MAHARASHTRA

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98AA 584270



**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 Mr./Ms. **ALTAA BUILDERS** promoter Mr. **MUKESH SHAH** of the proposed project **SHAM NIRMAL HEGHTS** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, **MUKESH SHAH** promoter of the proposed project **SHAM NIRMAL HEGHTS** duly authorized by the promoter of the proposed project does hereby solemnly declare, undertake and state as under:

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

OR

जोडपत्र - २

U-2638

दिनांक 10 JUN 2024

मुद्रांक दिवसी नोंदवही अनुक्रमांक

दस्तावा प्रकार

दस्त नोंदणी करणार आहे का? होय/नाही

मुद्रांक विकत घेणाऱ्याचे नाव

ALTA A BUILDERS

हस्ते असल्यास त्याचे नाव

B-1, SHREE SAI TOWER,

पत्ता

Borivali

SODAWALA LANE,

BORIVALI (W), MUMBAI-400 092.

मिळकतीचे दौखत्यात वर्णन

दुसऱ्या पक्षाकडचे नाव

मुद्रांक शुल्क रक्कम

100

मुद्रांक विक्रेत्याची सही (के. डी. चाळी)

मुद्रांक दिवसीचे ठिकाण / पत्ता - लक्ष्मी कॉम्प्लेक्स रोड, ७, न्यु नवराज अपार्टमेंट, केबीन रोड, भाईंदर (पूर्व), ४०११०५. मुद्रांक परवाना क्र. १२०१०३०

10 JUN 2024

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 **31.12.2024**.

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.

FOR ALTA BUILDERS  
  
PROPRIETOR