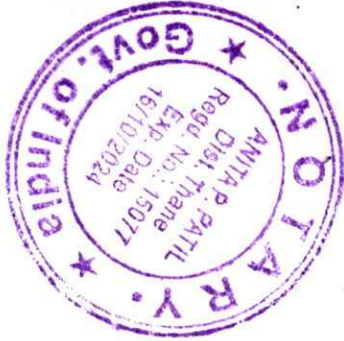
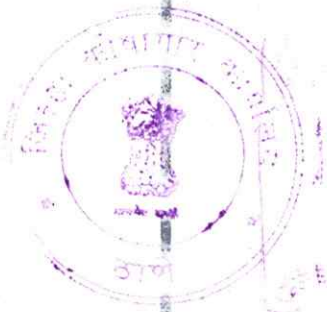




महाराष्ट्र MAHARASHTRA

2024

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दस्तावेज प्रकार	AFFIDAVIT / UNDERTAKING
दस्तावेज नोंदणी कारणावर का ?	
मिळकतीचे वर्णन / रक्कम	
विकत देणाऱ्याचे नाव	For ALLIAANCE REALTY
दुसऱ्या पक्षकाराचे नाव	
हस्ता	
मुद्रांक विक्री दिनांक / नोंदणी क्रमांक	4 OCT 2024
मुद्रांक विकत घेणाऱ्याची सही	
परवाना धारकाची सही	59697
मुद्रांक विक्रेता सो. संगीता इ. ज्योत्सना (प. क. १२०००५१), पत्ना : दादर, कोणार्जुन (नोदरी)	
दाप न. ८, सिटी ऑफिस, एल.टी. कॉलोन समोर, मंगलूर, कोणार्जुन, दादर, म. १८६८२८५९४.	

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. Nitin Navnath Ghadge, Partner of the Promoter M/s. Alliaance Realty, partnership firm carrying out the proposed Project : - Alliaance The View.

Nitin Navnath Ghadge



PRIORITY UNDERTAKING	
FOR ALLIANCE REALTY	
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We, promoters of M/s. Alliaance Realty do hereby solemnly declare, undertake and state as under :

1. That we have a legal title Report to the land on which the development of the project is proposed.

AND

a legally and valid authentication of title in such land along with an authenticated copy of the agreement between such owner and promoted for development of the real estate project is enclosed herewith.

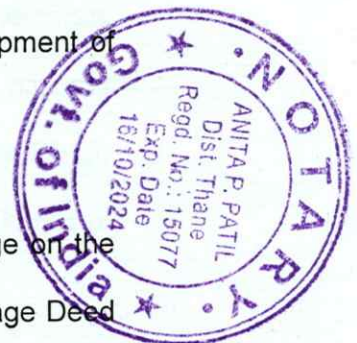
2. Details of Encumbrance: M/s Alliaance Realty has created a mortgage on the Said Plot in favour of M/s Aditya Birla Housing Finance Ltd. The Mortgage Deed allows M/s Alliaance Realty to sell individual units being constructed on the Said Plot to intending purchasers, subject to an NOC (No Objection Certificate) from M/s Aditya Birla Housing Finance Ltd., in which case the receivables from such sales shall be hypothecated to the latter. Therefore, the mortgage by M/s Alliaance Realty is not expected to impact the rights of intending purchasers of individual units developed on the Said Plot, and the intending purchasers shall be entitled to take mortgage loans on such individual units, which they agree to purchase on the Said Plot. There are no other encumbrances on the Said Plot.

3. That the time period within which the Project shall be completed by 6 years (i.e. by 31st December, 2030) from the date of registration of the Project.

4. For ongoing project on the date of commencement of the Act: -

- (i) That seventy per cent of the amounts to be realized 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.

N.M. Chowdhury



5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
6. That we shall get the accounts audited within six months after the end of every financial year by the Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant, in practice and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under Rule 3 of the these Rules, within seven days of the said changes occurring.
9. That we have furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

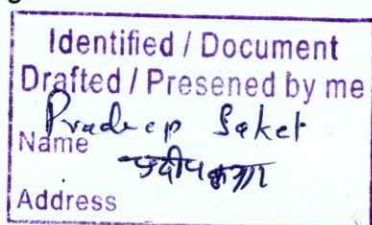
Deponent

VERIFICATION

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

Verified by me at Navi Mumbai this 14th October, 2024.

Navnath Ghadge
Mr. Nitin Navnath Ghadge
Deponent



BEFORE ME
[Signature]
ANITA PRATAP PATIL
Advocate & Notary Public
Sudarshan House, H. No. 347,
Gothivali Village, Post. Ghansoli,
Nearby: Vitthal Chakmoli Mandir,
Navi Mumbai - 401 004
Mob.: 932374800

15 OCT 2024

This document has noted and
Registered at Sr. No. 4667
Page 052 In Notary [Signature]
Reg. No. 13 Dated on **15 OCT 2024**