



महाराष्ट्र MAHARASHTRA

2021

ZR 678876



FORM 'B'
[See rule 3(6)]

प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००००६
18 JAN 2022
सक्षम अधिकारी

श्री. दि. क. गवई

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Alliance City Developers Realtors Pvt. Ltd., a private limited company registered under the Companies Act, 1956 and having its registered office at 401 A, 4th Floor, K.K Chambers, Purushottamdas Thakurdas Road, Near Siddharth College Road, Mumbai - 400001 represented by its duly authorized Director Mr. Sanket Luharuka, as the Promoter of the new project:

We, the Promoter of the new project do hereby solemnly declare, undertake and state as under:

- (1) That we have the valid development rights to the Land on which the development of the project is proposed;

AND

A legally valid title report of the Land is enclosed herewith.

- (2) That the project land is free from all encumbrances;
- (3) That the project shall be completed by 30th April 2025;

ALLIANCE CITY
DEVELOPERS REALTORS PVT LTD

OFFICE No. 201, 4th Floor,
CHAMBERS
CRUSHOTTAM DAS THAKURDAS ROAD,
NEAR SIDDHARTH COLLEGE,
MUMBAI - 400 012 (INDIA)

मुद्रांक विकत घेणाऱ्याचे नाव
मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता
मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक

परवानाधारक मुद्रांक विक्रीत्याची सही
मुद्रांक विकत घेणाऱ्याची सही
खरचाना क्रमांक : ८०००००६
मुद्रांक विक्रीचे ठिकाण/पत्ता : प्रविण एल. चव्हाण
३/२७२, मेवेल बिझिनेस सेंटर, वरी हा. स. रोड, नार्ग, फोर्ट, मुंबई - ०९.
भासकीय कायद्यासोबत/सोबतच प्रत्येक कर करणाऱ्या मुद्रांक
कागदाची आवश्यकता नसते. (संलग्न अदेश दि. ०५/०७/२००४) नुसार
क्रय करणाऱ्याने ज्यांनी मुद्रांक खरेदी करून त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून दमनित्यात पारतणे बंधनकारक आहे.

2.8 JAN 2022

1319





(4) (a) For new projects:

That seventy per cent of the amounts realized 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.

- (5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
- (6) That we shall get the accounts audited within 6 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 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 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 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.



TRIBHUVANNATH SHARMA
M.A., Literature (English), LL.B. (BOM)
ADVOCATE & NOTARY GOVT. OF INDIA
Regn. No. 15545

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ADVOCATE & NOTARY GOVT. OF INDIA
Regn. No. 15545

Deponent

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 29th on this April day of 2022.



Deponent



TRIBHUVANNATH SHARMA
M.A., Literature (English), LL.B. (BOM),
ADVOCATE & NOTARY GOVT. OF INDIA
Regn. No 15545