

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES



Rs. 500
DICIAL



2024

DE 969463

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८०००००९
11 FEB 2025
सक्षम अधिकारी

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

श्रीमती संगिता जाधव

Affidavit cum Declaration

Affidavit-cum-Declaration of Shri Suraj Vishwakarma duly authorised by M/s. Structure Creators Promoter of the proposed project Viyaara Altiora, vide its authorization dated 14th Feb, 2025.

I Suraj Vishwakarma duly authorised by M/s. Structure Creators Promoter of the proposed project Viyaara Altiora, situated on plot on Lady Jamshedji Road C.T.S. No. 3 Division / Village / Town Planning Scheme No. -1 situated at Lady Jamshedji Road Road / Street in G/North Ward do hereby solemnly declare, undertake and state as under:

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

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 said Project land is free from all encumbrances.



1146
जोडपत्र - २ Annexure - II

दस्ताचा प्रकार/Nature of Document	Affidavit
मुद्रांक विक्री नोंद वही अनु. क्रमांक/दिनांक	21 FEB 2025
दस्त नोंदणी करणार आहेत का ?	YES/NO
मिळकतीचे थोडक्यात वर्णन -	
मुद्रांक विकत घेणाऱ्याचे नाव	For STRUCTURE CREATORS
हस्ते असल्यास त्याचे नाव व पत्ता	Unit 106, 1st Floor, Runwal & Omkar Esquare
दुसऱ्या पक्षबगराचे नाव	Eastern Express Highway, Opp. Sion-Chunabhatti Signal,
मुद्रांक शुल्क रक्कम	Sion (East), Mumbai - 400 022
मुद्रांक विकत घेणाऱ्याची सही	
मुद्रांक विक्रेत्याची सही	

परवाना क्रमांक : ८००००००९

मुद्रांक विक्रीचे नाव/पत्ता : ज्योती पी. दुआ

६, कॉडजी बिल्डिंग नं. ३, टाटा हॉस्पिटल, परेल, मुंबई - ४०० ०१२.

न्याय करणाऱ्याच्या ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
द्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

21 FEB 2025



3. That the time period within which the project shall be completed by Promoter is by 31/12/2029.
4. That, seventy per cent of the amounts realized by Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in ascheduled 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents,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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project
7. That, I / promoter shall take all the pending approvals on time from the competent authorities.
8. That I / 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 / promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be

For STRUCTURE CREATORS

Deponent

Authorised Signatory / Partner
Suraj Vishwakarma
For M/s Structure Creators

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 Mumbai on this 21 February day of 2025.

Deponent

For STRUCTURE CREATORS

Authorised Signatory / Partner
Suraj Vishwakarma
For M/s Structure Creators



BEFORE ME

M. D. YADAV

B.Com., LL.B. Regd. No. 5970
NOTARY GOVT. OF INDIA
Resi : Room No. 16, Durga Mata Mandir,
Shanti Nagar. S. P. Road, Antophill,
Wadala (E), Mumbai - 400 037.