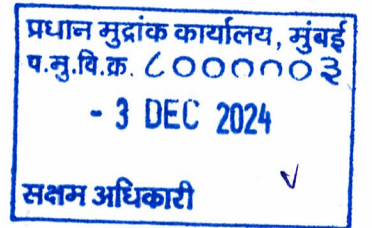




महाराष्ट्र MAHARASHTRA

2024

CV 548418



श्री. विनायक ब. जाधव

FORM B

[Rule 3(c)]

Affidavit cum Declaration

Affidavit cum declaration of the Shri. Harsh Shantilal Gada Director of M/s. Alchemi Developers Private Limited Promoter of the Project "S-CITY-R1" which is Wing - A and Wing - B [ 3 Basement+ Ground+ 1st to 3rd floor (Retail shops) + 4th to 7th Podium Floor +8th Service Floor+ 9th to 30th floor (Residential) unit ] as per IOA plan dated 31/12/2024, carried on by us which is situated on Land bearing CTS No. 610A/ 1A/ 1A (Pt.), 612, 613, 614, 615, 616, 617,618, 620A/3 (Pt.), 620A/2/2(Pt.), and 699(Pt.) having area of 37593 Sq. Mtrs. out of area 27152.10 Sq. Mtrs. situated at Village-Malad (East), Tal-Borivali, Gokuldhara General, Arunkumar Vaidya Marg, Goregaon (E) Mumbai- 400063.



Shri. Harsh Shantilal Gada Director of M/s. Alchemi Developers Private Limited Promoter of the Project “S-CITY-R1” which is Wing - A ( ) and Wing - B [ 3 Basement+ Ground+ 1st to 3rd floor (Retail shops) + 4th to 7th Podium Floor +8th Service Floor+ 9th to 30<sup>th</sup> floor (Residential Unit use)] as per IOA plan dated 31/12/2024, carried on by us which is situated on Land bearing CTS No. 610A/ 1A/ 1A (Pt.), 612, 613, 614, 615, 616, 617,618, 620A/3 (Pt.), 620A/2/2(Pt.), and 699(Pt.) having area of 3759.38 Sq. Mtrs. out of area 27152.10 Sq. Mtrs. situated at Village-Malad (East), Tal-Borivali, Gokuldharm General, Arunkumar Vaidya Marg, Goregaon (E), Mumbai- 400063. duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and stated as under:

1. I have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances except the one mentioned in the Encumbrance Letter- Legal
3. That the time period within which the project shall be completed by us on or before 31/12/2030.
4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.
6. I 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. I shall take all the pending approvals on time, from the competent authorities.
8. I 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. I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. I 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 my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at ..... on this ..... day of .....



**Deponent**

**ATTESTED BY ME**



**JAGDISH TRYAMBAKRAO DONGARDIVE**  
Advocate High Court & Notary, (Govt of India)  
Rahul Chawl Committee, Kranti Nagar,  
Akurli Road, Kandivali (East),  
Mumbai-400 101.

**14 JAN-2025**