



महाराष्ट्र MAHARASHTRA

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अनुक्रमांक... १०४१ दिनांक... ११/०१/२४
मुद्रांक वापरणेचे कारण... जरा
मुद्रांक मुद्रांक अधिनियम, १९५८ चे अनुच्छेद क्र...
मुद्रांक वापरणाराचे संपूर्ण नांव... महेश उमर शिरक
पत्ता :-
हस्ताक्षर :- पत्ता :-



सही मुद्रांक धारक/हस्ताक्षर व्यक्ती

श्री संजय निवृत्ती गोरडे

मुद्रांक विक्रेता, परधाना क्र.: २२११०१०

पत्ता: राजगुरुनगर, ता. खेड, जि. पुणे.

परधाना मुद्रांक:-



Affidavit Cum Declaration.



FORM B

[Rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Mahamad Umar Shaikh Partner & Authorized Signatory **S Builders & Developers** promoter duly authorized by promoter of the proposed project "Alteza City" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated NA ;

I Mr. Mahamad Umar Shaikh Partner & Authorized Signatory S Builders & Developers, promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

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

OR

I have a legal title Report to the land gat no -111/1, Pabal Road, Rajgurunagar, Khed, Pune -410505 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.
3. That the project shall be completed by me/promoter in the stipulated time as mentioned in the registration of project **30/12/2025**.



4. a) For new project :

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.

OR

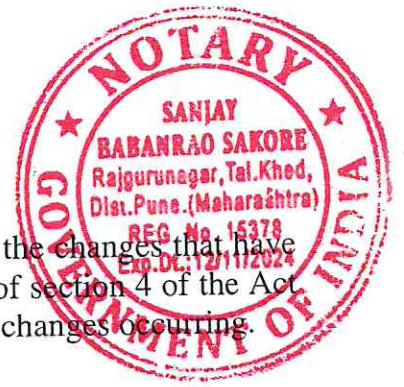
b) For ongoing project on the date of commencement of the Act:

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.

OR

ii) That entire 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, 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 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/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 of any apartment, plot or building as the case may be.

M/s.S.BUILDERS & DEVELOPERS

महेश ३नरेश्वर,

PARTNER

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 Rajgurunagar on this day of

M/s.S.BUILDERS & DEVELOPERS

महेश ३नरेश्वर,

PARTNER

Deponent

BEFORE ME

SANJAY BABANRAO SAKORE
NOTARY
GOVERNMENT OF INDIA
Rajgurunagar Tal. Khed, Dist. Pune

Noted in Reg.No. 2

At Sr. No. 747/2024

12 JUN 2024

