



महाराष्ट्र MAHARASHTRA

2017

SE 716721



FORM B

AFFIDAVIT CUM DECLARATION

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९७
- 4 JUL 2017
सक्षम अधिकारी

श्री. सु. का. पाटील

Affidavit cum Declaration of M/s. Alamdar Infrastructure Pvt. Ltd., the Promoter of the proposed project through its Director Mr. Murtuza R. Rajkotwala.

I, Murtuza R. Rajkotwala, the Promoter of the proposed project, having office address at C-601, Marathon GenNext Innova, Ganpatrao Kadam Marg, Lower Parel (W), Mumbai 400 013, do hereby solemnly declare, undertake and state as under:-

1. That M/s. Alamdar Infrastructure Pvt. Ltd., the Promoter have/has a legal title to the land on which the development of the proposed project is to be carried out

That M/s. Alamdar Infrastructure Pvt. Ltd., the Promoter alongwith the M/s. J.D. Corporation, the Co-Promoter herein are jointly developing the land on which the development of the proposed project is carried out and have thus entered into a Joint Venture Agreement dated 28/03/2017 .



जाडपत्र - १ Annexure - १

Alamdar Infrastructure Pvt. Ltd.™

An ISO 9001:2008 Company

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

C-601, 6th Flr., Marathon Next Gen Innova,
Opp. Peninsula Corporate Park,

Off. Ganpatrao Kadam Marg,

Lower Parel (W), Mumbai - 400 013, INDIA.

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____

मुद्रांक विकत घेणाऱ्याची वॉट घेई अनु. क्रमांक _____

दिनांक _____

1009

11 JUL 2017

मुद्रांक विकत घेणाऱ्याची सही _____

परवानाधारक मुद्रांक विक्रीत्याची सही _____

परवाना क्रमांक - ५००००११०

मुद्रांक विक्रीचे ठिकाण/पत्ता - द. द. द. द. अशोक एशिएशन

कल्याण परिसर, १११ मुद्रांक पोस्टल स्टेशनच्या लागूला, सौ. सुप्रीती किशोर बैकर

नामगोर्वा, वाकन - ५०० ०१४.

साक्षरतेचे प्रमाण/प्रमाणित प्रतिज्ञापत्र सादर करणाऱ्या मुद्रांक

प्रमाणदात्री आदेशाच्या कोटी. (आदेश दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्याची मुद्रांक खरेदी केली त्याने त्या कारणासाठी मुद्रांक खरेदी
केल्यापासून ६ महिन्यात वारणे बांध्यकारक आहे.

11 JUL 2017

11 JUL 2017

NOTARY PUBLIC
GOVT. OF INDIA

M. A. GAUTAM
Reg. No. 5089
Mumbai
MAHARASHTRA
GOVT. OF INDIA

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GOVT. OF INDIA



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2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 31st March, 2022.
4. That seventy per cent of the amounts realised by the 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, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Alamdar Infrastructure Pvt. Ltd.

(Murtuza R. Rajkotwala)
Director



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 10th day of July, 2017.

For Alamdar Infrastructure Pvt. Ltd.

(Murtuza R. Rajkotwala)
Director



ATTESTED BY ME
17/9/2017
M. A. GAUTAM
B.A.L.L.B. Regd. No. 6089
NOTARY GOVT. OF INDIA
Resi.: Adenwals Compound, R. No. 132,
M. J. Marg, Parel Village,
Mumbai - 400 012

