

महाराष्ट्र MAHARASHTRA

2022

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प्रधान मुद्रांक कार्यालय, मुंबई.  
प.सु.वि.क्र. ८००००९९  
28 FEB 2023  
सक्षम अधिकारी

FORM 'B'  
[Rule 3(6) of Rules]

Affidavit cum Declaration


Affidavit cum Declaration of Mr. Narendra Lodha, Authorised Signatory, of ALDER RESIDENCY PRIVATE LIMITED ("Promoter") of the real estate project known as "Kalpataru Vivant - North Wing A" ("Project"), situated at freehold land bearing CTS No.33(A) Of village Majas at Jogeshwari (E), Mumbai. admeasuring approximately 727 square meters situate, lying and being at Village Majas, Taluka Salsette in the Registration Sub-District of Bandra, duly authorised vide Resolution dated 7<sup>th</sup> February 2022.

15 MAR 2023

16236

जाहपत्र-१ / Annexure - 1

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavi.

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक
२. मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सद्दी
३. परवानाधारक मुद्रांक विक्रेत्याची सही   
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता  
परवाना क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण / पत्ता : सी. कांचन हर्षद बोंगळे

शॉप नं. २, बिल्डींग नं. ४, कोल्गेट मैदानासामोर,

साईबाबा मंदिराजवळ, खेरागा, इंदूर (पूर्व) - ४०००५१.

शासकीय कार्यालयासमोर / न्यायालयासमोर प्रतिज्ञापत्र सादर करणाऱ्यासाठी

मुद्रांक कागदाची आवश्यकता नाही, (शासन आदेश दि. ०१/०७/२००३ मध्ये)

ज्या व रक्कमासाठी ज्यांनी मुद्रांक शुल्क खरेदी केला त्यांनी त्याच कागदावर

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

संपर्क नं. 7208510509

ALDER RESIDENCY PRIVATE LIMITED  
101, Kalpataru Synergy, Opp. Grand Hyatt,  
Santacruz (East), Mumbai - 400 055.



I, Mr. Narendra Lodha, Authorised Signatory, duly authorised by the Promoter of the Project do hereby solemnly declare, undertake and state as under:

- 1) The Promoter has a legal title report to the land on which the development of the Project is presently being carried out.
- 2) The details of the encumbrances including the dues and litigation, details of any rights, title, interest or name of any party in or over such land, has been provided in the Encumbrance Certificate/Title Certificate.
- 3) That the time period within which the Project shall be completed from the date of registration of the Project shall be 31<sup>st</sup> December 2028.
- 4) That seventy per cent of the amounts to be realised by Promoter for the real estate project from the Allottee/s, 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 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 the 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) That the Promoter shall take all the pending approvals on time, from the competent authorities.
- 8) That 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 the Rules, within seven days of the said changes occurring.

- 9) That the Promoter has furnished such other documents and information/disclosures as have been prescribed by the rules and regulations made under the Act on the website at the time of registration.
- 10) That the Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

*[Handwritten Signature]*

Authorised Signatory of  
Alder Residency Private Limited

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 MAR 2023, 2023.

Deponent

*[Handwritten Signature]*

Authorised Signatory of  
Alder Residency Private Limited



BEFORE ME

*[Handwritten Signature]*

RANJEET SINGH  
M.Sc LL.B.

NOTARY  
MAHARASHTRA  
GOVT OF INDIA

Register Sr No	356
Date	21 MAR 2023



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GOVT. OF INDIA  
MINISTRY OF DEFENCE  
NEW DELHI

1955 MAR 11

