



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 South Wing C" ("Project"), situated at freehold land bearing C.T.S. No. 33A(pt) admeasuring approximately 305 square meters, situate, lying and being at Village Majas, Taluka Salsette in the Registration Sub-District of Bandra, duly authorised vide Resolution dated dated 7th February, 2022.

बाडपत्र-१ / Annexure - 1

फवत प्रतिज्ञापत्रासाठी / Only for Affidavi.

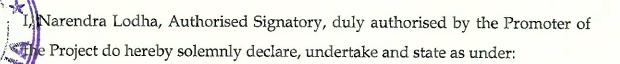
१ मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक

२. पुद्रांक विकत श्रेणाऱ्याचे नांव, रहिवासाचा पत्ता व सार्ध

पदाक विकत अणान्याच नाव, राज्याचा सही ALDER RESIDENCY PRIVATE LIMITED 101, Kaipataru Synergy. Opp. Grand Hyatt, Santacruz (East), Mumbai - 400 055. गरवानाधारक मुद्रांक विकेत्वाची सही परवाना क्रमांक ८००००११

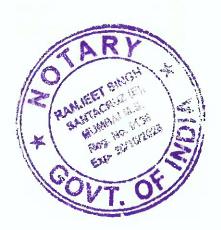
मुद्रांक विक्रीचे छिकाण / पता : मौ. कांछन इर्डद बोगाळे शॉप नं. २, विल्डींग नं. ४, को लगेट मैदारासामार, साईजाबा मंदिराजवळ, खेरनगर नंदा (पृर्व) मुंबई - ४०० ०५१ शासकीय कार्यल्यासम्बेर मन्स्कृति विधिक्रिक्त एवं सादर करणे एडी मुद्रांक कागदाची आवश्यकता नाही, (शासन आदेश दि, ०१/०७ २००३ 📍 ज्या कारणासाठी ज्यांनी मुद्राक शुल्क खोदा केला ानी त्याच का अध्यक्ष पृहाक खरेटी केल्यापास्न ६ महिन्यात वापरणे दघनकारक आहे. मोहाईल नं. 7208510509





- 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 31st 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

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 191 day of May, 2023.

Deponent

Authorised Signatory of Alder Residency Private Limited

BEFORE ME

ANJETSINGH

NUTARY MAHARASHTRA GOVT OF INDIA

RANJEET SINGH (Notary Govr. of India)

4621

Register No

Dated 1 9 AUG 2023

SANTACRUT (E)

MELIMPHAN 体。正

Reg. No. 9136

Exp- 20/10/2028

