भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि क. ८०००२९
-5 DEC 2024
सक्षम अधिकारी

श्री. विनायक ब. जाधव

NOTARY HARKISHIN B. SHARMA GREATER MUMBAI MAHARASHTRA REGD. NO. 2271 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Affidavit cum Declaration

Affidavit cum declaration of **ALAG PROPERTY CONSTRUCTIONS PVT. LTD.** the Promoter of the project **ALAG CAPITAL** situated at **CTS NO.661/1 PART, 661/2 at Mulund West, Kurla, Mumbai Suburban - 400080.**

ALAG PROPERTY CONSTRUCTIONS PVT. LTD. the promoter of the project **ALAG CAPITAL** situated at **CTS NO.661/1 PART, 661/2 at Mulund West, Kurla, Mumbai Suburban - 400080;** do hereby solemnly declare, undertake, and state as under:

ALAG PROPERTY CONSTRUCTIONS PVT. LTD.

NOTARY HARKISHIN B. SHARMA GREATER MUMBAI MAHARASHTRA REGD. NO. 2271 GOVT. OF INDIA

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जोडपत्र-१ Annexure-I

करार प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव 4) AG PROPERTY CONSTRUCTIONS PVT. LTD
6, DPS Plaza, Devidayal Road,
Mulund (West), Mumbai - 400 080.

मुद्रांक विकत घेणाऱ्यांचे सविस्तर पत्ता _____

मुद्रांक विक्रेत्याबाबतची नोंद वही अनु. क्रमांक 204 दिनांक 16 DEC 2024

श्री विजय पाटील
परवानाधारक मुद्रांक विक्रेत्याची सही

मुद्रांक विकत घेणाऱ्याची सही

परवाना क्रमांक : ८०००२९

मुद्रांक विक्रीचे ठिकाण : मुलुंड कोर्ट बार असोसिएशन
वोपिवाला कॉलेज आवार, एस.एन. रोड, मुलुंड (प), मुंबई - ४०० ०८०.

सरकारीच कार्यालयात वा/न्यायालयाकरिता प्रतिज्ञापत्र लावण्यासाठी मुद्रांक खरेदीची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००५) नुसार

ज्या कारणासाठी/व्यवहारासाठी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी/व्यवहारासाठी मुद्रांक खरेदी केल्याच्या दिनांकापासून सहा महिन्यांत वापरणे बंधनकारक आहे.

1. We 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.

3. That the time period within which the project shall be completed by us is on or before **31-12-2026.**

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

6. We 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. We shall take all the pending approvals on time, from the competent authorities.

8. We shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.

9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

ALAG PROPERTY CONSTRUCTIONS PVT. LTD.

Deponent

ALAG PROPERTY CONSTRUCTIONS PVT. LTD.

BEFORE ME 17 DEC 2024

NOTARY
HARKISHIN B. SHARMA
GREATER MUMBAI
MAHARASHTRA
REGD. NO. 2271
GOVT. OF INDIA

HARKISHIN B. SHARMA
ADVOCATE & NOTARY
1, OJAS BLDG. GROUND FLOOR,
NEAR RATION OFFICE, S. N. ROAD,
MULUND (W), MUMBAI - 400 080.

NOTED & REGISTERED
Sr. No. 5564/2024

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Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Mumbai on this 16th day of December 2024.

ALAG PROPERTY CONSTRUCTIONS PVT. LTD.

Deponent

ALAG PROPERTY CONSTRUCTIONS PVT. LTD.

BEFORE ME
17 DEC 2024

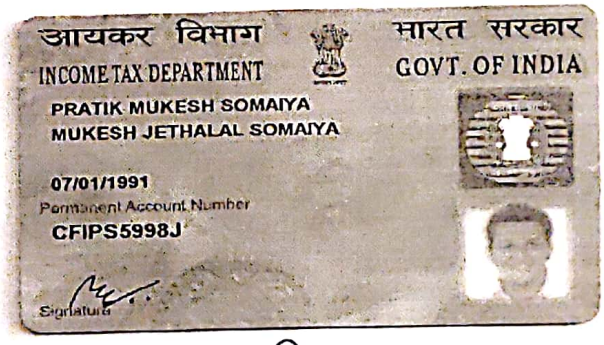
NOTARY
HARKISHIN B. SHARMA
GREATER MUMBAI
MAHARASHTRA
RECD. NO. 2271
GOVT. OF INDIA

HARKISHIN B. SHARMA
ADVOCATE & NOTARY
1, OJAS BLDG. GROUND FLOOR,
NEAR RATION OFFICE, S. N. ROAD,
MULUND (W), MUMBAI - 400 080.

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NOTARY
HARKISHIN B. SHARMA
GREATER MUMBAI
MAHARASHTRA
REGD. NO. 2271
GOVT. OF INDIA

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