



महाराष्ट्र MAHARASHTRA

2025



श्रीमती सुषमा चव्हाण

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT – CUM - DECLARATION

Affidavit cum Declaration of M/s. Star Raises, (“the Promoter”) of the proposed project through Mr. Abdul Rahim Payak, Partner of M/s. Star Raises, who is duly authorized by the Promoter for the proposed project **Sayba Noor** situated at CTS No. 112, 112/1 to 7, Village Bandivali, Taluka Andheri, In K/West Ward At S. V. Road, Jogeshwari West, Mumbai – 400102.

I Abdul Rahim Ismail Payak, Partner of the Promoter- M/s. Star Raises do hereby solemnly declare, undertake and state as under:



जोडपत्र २, Annexure -2

मुद्रांक विक्री नोंद वही अनु क्रमांक दिनांक
(Serial No. / Date)

५१५

दस्ताचा प्रकार

(Nature of Document)

दस्त नोंदणी करणार आहेत

(Whether it is to be Registered)

मुद्रांक विक्रीत घेणाऱ्याचे नाव

(Stamp Purchaser's Name & Signature)

हस्ते असल्यास त्याचे नाव व पत्ता

(If through other person than Name, address & signature)

दुसऱ्या पक्षकाराचे नाव

(Name of other party)

मुद्रांक विक्रीत घेणाऱ्याचे नाव

(Stamp Purchaser's Name)

मुद्रांक विक्रीत घेणाऱ्याचे पत्ता

(Stamp Purchaser's Address)

मुद्रांक विक्रीत घेणाऱ्याचे नाव

(Stamp Purchaser's Name)

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(Stamp Purchaser's Address)

मुद्रांक विक्रीत घेणाऱ्याचे नाव

(Stamp Purchaser's Name)

Star Raises
Shop No. 34 Sayba Palace New
Mill Road, Kurla Mumbai 400070

परवाना क्रमांक: ८००००२७

मुद्रांक विक्रीचे ठिकाण पत्ता:

रुम नं. १, २रा माळा, वार असोसिएशन ऑफिस, मेट्रोपोलिटन मॅजिस्ट्रेट कोर्ट
लाल बहादूर शास्त्री रोड, कुर्ला (पश्चिम), मुंबई - ४०००७०.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्यांचे कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापराणे बंधनकारक आहे.

इंडियन ऑइकोकेटम् पब्लिशिंग
पब्लिशिंग को-ऑपरेटिव्ह सोसायटी लि.





1. That the Promoter has a legal title to the land (along-with a Legal Title report) on which the development of the project proposed and a legally valid Authentication of title of such land along with an authenticated copy of the Agreements 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 except for the rights, title and interest of 138 owners of units(flats/shops) in 138 (erstwhile existing structure on the land/members of Firdous Park CHSL) who are entitled to the rehabilitated portion in the newly developed building as Permanent Alternate Accommodation as per the Development Agreement executed between the Society and the Developer/Promoter herein.
3. That the Project shall be completed by the Promoter (Developer) by **30.06.2029**.
4. That seventy per cent of the amounts realised by the Promoter (Developer) for the real estate project from the allottees, from time to time, shall be deposited in the RERA Designated Separate Bank Account as per Section 4(2)(I)(D) of the RERA Act, 2016 and that the same shall be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, in strict compliance of Order No. 56/2024 dated 27th June, 2024 of MahaRERA.
5. That the amounts from the RERA Designated Separate Bank Account shall be withdrawn in accordance with Rule 5.
6. That the Promoter (Developer) 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. That the Promoter (Developer) shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter (Developer) 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.

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The Government of Maharashtra has the honor to acknowledge the receipt of the letter of the Government of India dated 1st March 1954, regarding the matter of the Government of India, and to inform you that the Government of Maharashtra has taken the necessary steps to deal with the matter.

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9. That the Promoter (Developer) have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Promoter (Developer) shall not discriminate against any allottee at the time of allotment.



Deponent

VERIFICATION

I, Abdul Rahim Ismail Payak Payak, son of Ismail Payak, age 44 years, Partner of M/s. Star Raises having its place of business at Shop no. 34, Sayba Palace, Near Post Office, New mill road, Kurla West, Mumbai - 400070 am duly authorised by the Promoter to swear on the present affidavit. I say that the contents of the above Affidavit Cum Declaration are true and correct to my knowledge and nothing material has been concealed by me therefrom.

Verified at Mumbai on this 19th day of November, 2025



Deponent

Before Me



VINAYAK S. JAGDALE
ADVOCATE
KURLA COURT, MUMBAI-70.



ATTESTED BY ME

M. ARSHAD EJAZ
NOTARY GOVT. OF INDIA

19 NOV 2025

