



महाराष्ट्र MAHARASHTRA

2023

77AA 288572

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८००००२७
31 OCT 2023
समक्ष अधिकारी

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. RDK CONSTRUCTIONS promoter of the
proposed project "RDK VIVANTA", SQ.MTRS – 836.01, CTS NO – 195/191,
PLOT NO. 193, GARODIA NAGAR, AT AJAY AHUJA ROAD, GHATKOPAR
EAST, MUMBAI – 400077 OF VILLAGE - GHATKOPAR, TALUKA - KURLA,
duly authorized by the promoter of the proposed project, vide its/his/their authorization
dated

I, NITIN KAMDAR Partner of M/s. RDK CONSTRUCTIONS promoter of the
proposed project "RDK VIVANTA", SQ.MTRS – 836.01, CTS NO – 195/191,



N P Kamdar

जोड़पत्र - २ Annexure - 2

मुद्रांक पत्राची नंबर वही अनु क्रमांक/दिनांक (Serial No./Date)	2 B
दस्तावाचा प्रकार (Nature of document)	undertaking
दस्तावाची कोणती करणार आहे/दस्तावा (Whether it is to be done by whom)	RDK CONSTRUCTIONS
मुद्रांक पत्राचा घेणा-याचा मुद्रांक (Stamp Purchaser's Name & Signature)	Unit No. 1, Gr. Floor, Plot No. 32-33, TPS 1, Velli Shivji Wadi, Hingwala Lane, Ghatkopar (E), Mumbai - 400 077.
होती वसती / कोणत्या नावाच्या (If through Other Person's Name)	
दस्तावा घेणा-याचा पत्ता (Address & Telephone No.)	
दस्तावा घेणा-याचे नाव (Name of other Person)	
मुद्रांक पत्राचा घेणा-याचा मुद्रांक (Stamp Purchaser's Name & Signature)	
मुद्रांक पत्राच्याची नसवी	आरती वसंत वाघमारे
मुद्रांक पत्राचा क्रमांक : ४००००२० मुद्रांक पत्राचा दिनांक : २२ NOV 2023	
जमीन मालकी : १, २ वा भागा, वार भालीविद्यान ऑफिस, वेदवैदिक विद्यापीठ मंडळ जमीन मालकी क्रमांक : १२३, प्लॉट (२०००००००), मुंबई - ४०० ०००.	
जमीन मालकी क्रमांक : १२३, प्लॉट (२०००००००), मुंबई - ४०० ०००.	
मुद्रांक पत्राची कोणत्यासाठी आहे	





PLOT NO. 193, GARODIA NAGAR, AT AJAY AHUJA ROAD, GHATKOPAR EAST, MUMBAI – 400077 OF VILLAGE - GHATKOPAR, TALUKA - KURLA duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement 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.

OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration **31-05-2029**.

4. (a) For new projects :

That seventy per cent of the amounts realised by me/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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by me/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.

OR

(ii) That entire of the amounts to be realised hereinafter by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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 a



N P Ramdas

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 I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 these rules, within seven days of the said changes occurring.

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.



For RDK CONSTRUCTIONS

N P Karmdas

Partner

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 _____ on this _____ day of _____

BEFORE ME

NOTARY

BRIHAN MUMBAI

NIRANJAN R. JAGTAP
ADVOCATE & NOTARY

101, Krishna Leela, Khokhani Lane,
Opp. BSES Office, Ghatkopar (E),
MUMBAI 400 077.

Notarial Sr. No. 1915

Date. 26/12/2023



For RDK CONSTRUCTIONS

N P Karmdas

Partner

Deponent

