



महाराष्ट्र MAHARASHTRA

2024

DH 667368

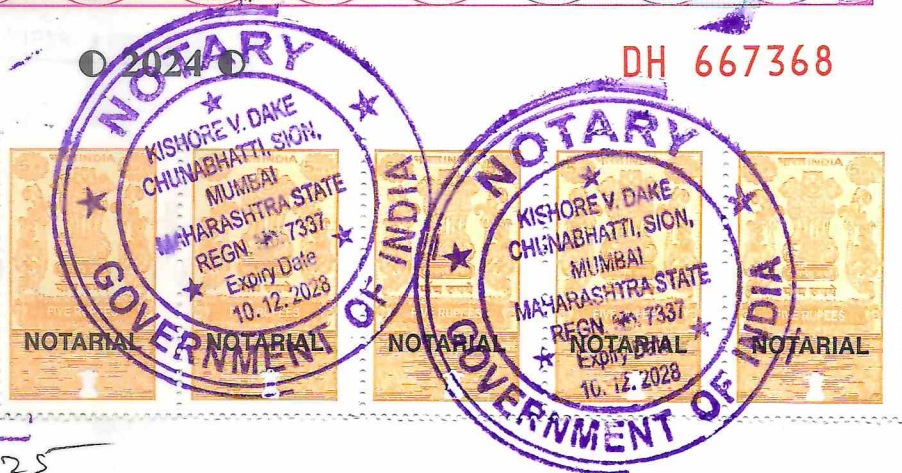


जिल्हा कोषागार कार्यालय

- 5 MAY 2025

मुद्रांक प्रमुख लिपीक / लिपी

05-5-2025



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. ARTH DEVELOPERS promoter of the proposed
project CASA BELLA located at CTS NO. 259 & 259 / 1 TO 21 OF VILLAGE
WADHAVALI, SITUATED AT RAMKRISHNA CHEMBURKAR MARG, M/E
WARD, CHEMBUR EAST, MUMBAI - 400074

I, duly authorized by the promoter of the proposed project do hereby solemnly declare,
undertake and state as under:

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

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.

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जा.डपत्र-२ / Annexure-II



13 MAY 2025

१ मुद्रांक पिक्री नोंदवही अनु. क्रमांक/दिनांक	26358
२ दस्ताचा प्रकार	
३ दस्त नोंदणी करणार आहेत का?	होय/नाही
४ मिळण्याचे थोडक्यात वर्णन	
५ मुद्रांक विकत घेणाऱ्याचे नाव व सही	Asfhan Ayaz Mulani
६ हस्ते असल्यास त्याचे नाव, पत्ता व सही	
७ दुसऱ्या पक्षाच्या सही	
८ मुद्रांक शुल्क रक्कम	500/-
९ परवान, मुद्रांक शुल्क व वेळोवेळी सही व परवाना क्रमांक सोबत मुद्रांक पिक्रीचे दिनांक/पत्र	व्ही.एस. सराफ परवाना क्र. 92070254, एसएस-08/२०७, सेक्टर-२, पारो, नवी मुंबई-४००७०२.

ज्या कारणासाठी ज्यांनी मुद्रांक पेपर खरेदी केला त्याच कारणासाठी मुद्रांक
खरेदी देण्याबाबत ६ महिन्यात वापरणे बंधनकारक आहे.

13 MAY 2025



2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter from the date of registration: 30/06/2030

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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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 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 these rules, within seven days of the said changes occurring.

9. That 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.



Deponent

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



ATTESTED BY ME

K. V. DAKE B.Com. LL.B.,
NOTARY GOVT. OF INDIA
Advocate High Court, Mumbai
Janta Market, Shop No. 35,
Near Chembur Rly. Station, Chembur.
Mumbai-400 071.


Deponent

13 MAY 2025