



महाराष्ट्र MAHARASHTRA

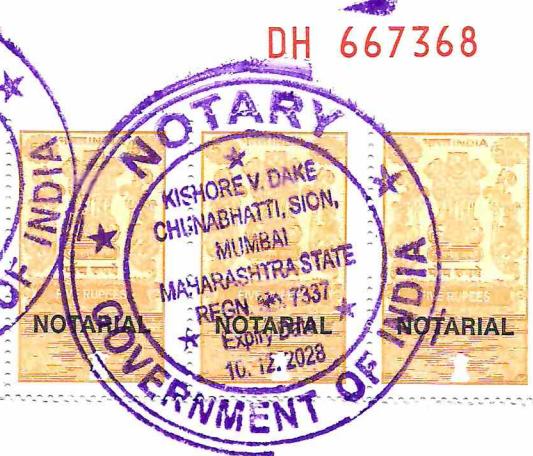


जिल्हा कोषागार कार्यालय

- 5 MAY 2025

मुद्राक प्रमुख लिपीक / लिपी

05-5-2025



DH 667368

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.

जानकारी-२ / Annexure-II

13 MAY 2023

१ मुद्रांक विक्री नोंदवाई अनु. क्रमांक/दिनांक	26358
२ दस्तावेज प्रकार	
३ दस्त नोंदवणी करावार अहेत का?	होय/नाही
४ मिळण्याचे थोडग्राहत वर्णन	
५ मुद्रांक विक्री घेण्याचे नाही या सही	
६ हरते असल्यास दस्तवे नाही, याचा या राशी	
७ दुसऱ्या घटनाशास्त्री नाही	
८ मुद्रांक नुद्रांक सही नाही	
९ परवाना नाही तुकडा नाही दोसराची सही व परवाना प्रकार दस्तवे मुद्रांक पिलीचे दिक्काती नाही	5055
जया कारणासाठी नव्याची मुद्रांक पेपर खरेदी केला त्वाच कारणासाठी मुद्रांक खरेदी दोस्याचा सुन ६ महिन्यात वापरणे वंथनकारक आहे.	

ASFhan Ayaz mulani

500-
815.50

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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

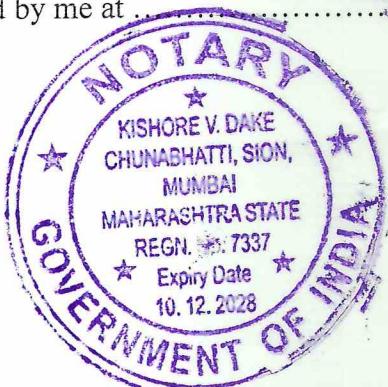


Deponent

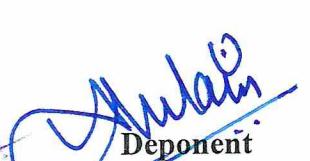
Verification

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