

महाराष्ट्र MAHARASHTRA

2025

EB 725259

प्रधान मुद्रांक कार्यालय, मुंबई
प.सु.वि.क्र. ८००००९५

- 5 AUG 2025

सक्षम अधिकारी

श्री. विनायक जाधव

NOTED & REGISTERED

Page No. 2

Sr. No. 4 Date 08/08/2025

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 RT HOUSING PRIVATE LIMITED promoter of the proposed project / duly authorized by the promoter of the proposed project "RUDRA STARLIGHT" Located at CTS NO. 437, 437/1 OF Village Malad , S. V. Road, Mumbai Suburban - 400067, vide its/his/their authorization dated

I, promoter of the proposed project / 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

ssshol
BEFORE ME

SUNITA SHARAD SHAH
REG NO. 31085 B.Com.LL.B.
ADVOCATE & NOTARY, GOVT. OF INDIA
Gujrat Society, 203-2, Parekh Bhavan,
Near Jain Mandir, Sion West,
Mumbai-400 022, Mah.
Mob.: 9821879361

7 AUG 2025

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जोडपत्र-9 Annexure

फक्त प्रतिज्ञापत्रासाठी Only for Affirmative Certificate

HOUSING PRIVATE LIMITED

मुद्रांक विकत घेणाऱ्याचे नांव _____
Shop No. G-76, Profile Centre,
मुद्रांक विकत घेणाऱ्याचे पत्ता _____
Breez Corner CHSL, 90 Feet Road,
मुद्रांक विक्रीद्वाराची नोंद वली आहे अथवा नाही _____
Mahavir Nagar, Kandivali West,
Mumbai - 400 067.

AUG 7

मुद्रांक विक्रीद्वाराची नोंद वली आहे अथवा नाही _____

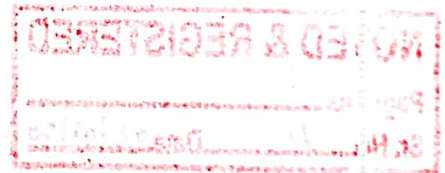
मुद्रांक विकत घेणाऱ्याची सही

परवाना क्रमांक: ८००००७५

परवाना क्रमांक: ८००००७५
मुद्रांक विज्ञापन/पत्रा: अंधेरी कोर्ट वार असोशिएशन
अंधेरी (पूर्व), मुंबई-६९.

एम. एम. कोर्ट, संघीय रेल्वे स्टेशनवरील पो.मुला, जयपूर-१६०००१
राष्ट्रीय कार्यलयासाठी (१६०००१) पो.मुला, जयपूर-१६०००१) नुसार

राष्ट्रमंडीय वस्त्रोद्योगसंघाच्या कार्यालयीन कामकाज सुरू आहे. (०१/०७/२००४) नुसार
कायदाची अंमलबजावणी करणे, त्याची अंमलबजावणी करणे, त्याची अंमलबजावणी करणे, त्याची अंमलबजावणी करणे
ज्या आरमासाठी त्याची मुद्रांक लावली गेल्या त्यांनी त्याच कारणासाठी मुद्रांक खरोटी
केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



HANS DARAH ATIMUS
 SUMITRA SHARAD SHAH
 MED. NO. 31082 B.C. (1971)
 ADVOCATE & NOT. AT GOVT. OF INDIA
 Gujarat Society, 17/17, Karam Bazaar,
 New Jain Mandir, Sion West,
 Mumbai-400 013, India.
 Tel. 022-8125191

RECEIVED

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 31/07/2029

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 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 RT HOUSING PRIVATE LIMITED

Date: 08/08/2025

RT HOUSING PRIVATE LIMITED

R. J.B.

Director

DIRECTOR



BEFORE ME

ssshah

SUNITA SHARAD SHAH
REG NO. 31085 B.Com.LL.B.
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