

महाराष्ट्र MAHARASHTRA

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EB 725259

प्रधान मुद्रांक कार्यालय, मुंबई^१
प.मु.वि.क्र. C 000094
- 5 AUG 2025
सक्षम अधिकारी

श्री. विनायक जाधव]

NOTED & REGISTERED

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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

S.S. Shah
BEFORE ME

SUNITA SHARAD SHAH
REG NO. 31085 B.Com.I.L.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 2026

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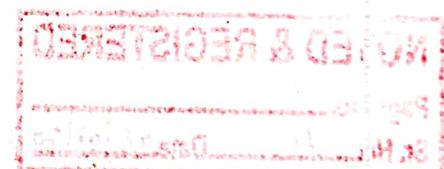
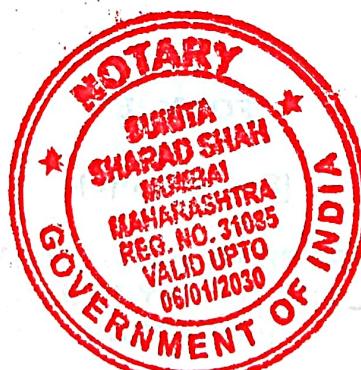
जोडपत्र-१ Annexure
फवत प्रतिज्ञापत्रासाठी Only for
मुद्रांक विकल पेणाऱ्याचे नांव
मुद्रांक विकल पेणाऱ्याचे नांव
मुद्रांक विकल पत्राची नांव वर्ती
मुद्रांक विकल पत्राची नांव वर्ती
परदानाथरक मुद्रांक विकल्याची सही

परकला रुपांक: ८००००९५

मुद्रांक विकल्याची ठिकाण/पत्ता: अंडेशी कोर्ट घार असोशिएशन
एम.ए. बोर्ट, अंडेशी रेल्वे इंडियन ग्रान्युल, अंडेशी (पुर्व), मुंबई-६९.

रासवीद दस्तीला दर्शवण्याची वार्ता नाही. याची वार्ता नाही. याची वार्ता नाही.
कानूनाची आवश्यकता नाही. याची वार्ता नाही. याची वार्ता नाही. याची वार्ता नाही.

ज्या आणेकांनी न्यायी मुद्रांक लाई देल्या त्यांनी त्याच कारणासाठी मुद्रांक घरेली
केल्याचातून द घास्यात वापरणे व्हापरकारक आहे.



SHARAD SUNITA SHAH
NOTARY
REG. NO. 31035
VALID UPTO 06/01/2030
GOVERNMENT OF INDIA
MAHARASHTRA
NOTARIAL
NOTARIAL
NOTARIAL
NOTARIAL

7 AUG 2026



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 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

S.S. Shah
SUNITA SHARAD SHAH
REG NO. 31085 B.Com,LL.B.
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