



महाराष्ट्र MAHARASHTRA

● 2025 ●

DZ 738852

FORM 'B'

[See rule 3(6)]

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००९५
10 JUL 2025
सक्षम अधिकारी

श्रीमती शांती लाल बेन. चव्हाण
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 STARWING DEVELOPERS PRIVATE LIMITED promoter of the proposed project / duly authorized by the promoter of the proposed project NARAINDHAN Located at C.T.S. No. E/156 of Village-Bandra E -Ward & Plot No. 460 of S.S.VII Khar at Junction of 13th Road & 15th Road, Khar (W), Mumbai in H/W Ward, vide its/his/their authorization dated

I, promoter of the NARAINDHAN / duly authorized by the promoter of the NARAINDHAN 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 NARAINDHAN

OR

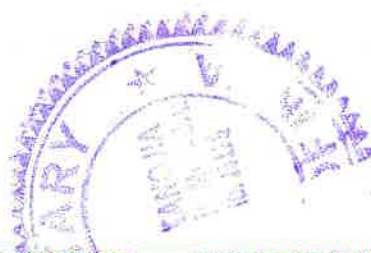
I have/have has a legal title Report to the land on which the development of the NARAINDHAN is to be carried out



✓

14 JUL 2026

002920



जोड़पत्र-9 Annexure - 1

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit Center.

मुद्रांक विकत घेण्याचे नांव

मुद्रांक विकत घेणाऱ्याचे रहिवासी परामर्शक DEVELOPERS PRIVATE LIMITED

मुद्रांक विक्रीदातशी नोंद घेणे स्टार कोर्ट कार ऑफीसेशन
STARS BUSINESS DEVELOPERS PRIVATE LIMITED
Off. Malakal Caves Road,
Marol Buxi Depot, 09th

मुद्रांक विकत घेणाऱ्याची स्थिती Off. Malakal Caves Road, Marol Buxi Depot, 09th

परवाना क्रमांक: 60000041

मुद्रांक विक्रीचे ठिकाण/पत्ता: ऑफिस कोर्ट कार ऑफीसेशन, मुंबई-६४.

एच. एम. कोर्ट, भोंवते १ वर घेणाऱ्या नावावर, असेल (पुढे), मुंबई-६४.

राज्यीय कार्यालय/पत्ता: राज्याचे प्रतिनिधी सरकार कार्यासाठी मुद्रांक

व्यवहारीक अंमलबजावणी (महाराष्ट्र शासनाचे दि. ०१/०७/२००४) नुसार

ज्या कार्यासाठी च्या मुद्रांक घेणे केला त्याने जमन कार्यासाठी मुद्रांक घेणे

करवावा १ महिन्यात कार्याचे घेणेकारक आहे.

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 31/12/2028

4. (a) For NARAINDHAN :

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 STARVING DEVELOPERS PRIVATE LIMITED

R. S. KANOJIA

Directors

R. S. KANOJIA
ADVOCATE GENERAL (GOVT. OF INDIA)
Reg. No. 15175