

महाराष्ट्र MAHARASHTRA

2025

DV 513149



Sub-Treasury Office  
Vasai  
21 AUG 2025  
Addl. Treasury Officer

21/08/25



FORM - 'B'

[See rule 3(4)]

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 Mr. Vincent Rodrigues, Authorized Signatory of Imperial Infradevelopers Pvt. Ltd. ("Promoter") having its Office at 702, Natraj, M. V. Road Junction, Western Express Highway, Andheri (E), Mumbai - 400 069, the Promoter of the proposed project known as "Bandstand Cama", duly authorized by the Promoter of the proposed Project vide their Board Resolution dated 4<sup>th</sup> August 2025.

22 AUG 2025

568681

जोड़पत्र-२/Annexure-II

१. मुद्रांक विक्रीची नोंदवही अनु. क्रमांक - २/दिनांक	
(Serial No./Date)	
२. दस्तऐवज प्रकार	
(Nature of document)	
३. दस्तऐवज नोंदणी करणार आहे का ?	
(Whether it is to be registered)	
४. मालकीचे विवरण	
(Property Description in brief)	
५. मुद्रांक विक्री घेणाऱ्याचे नाव व स्वाक्षरी	
(Stamp Purchaser's Name & Signature)	
६. हस्तांतराद्वारे त्याचे नाव, पत्ता सही	
(If through, owner person then Name/Address & Signature)	
७. मुद्रांक पक्षधाराचे नाव	
(Name of the Party)	
८. मुद्रांक शुल्क रक्कम	
(Stamp Duty Amount)	
९. परवानाधारक मुद्रांक विक्रीसाठी आहे	
त परवाना क्रमांक तसेच श्री. जोडपत्र क्रमांक	
मुद्रांक विक्रीचे ठिकाण/पत्ता/२०२०-२०२०, नसलासोपरा	
(म्हणजेच मुद्रांक विक्रीची मुद्रांक विक्रीची ठिकाण/पत्ता/२०२०-२०२०, नसलासोपरा)	
मुद्रांक विक्रीचे ठिकाण/पत्ता/२०२०-२०२०, नसलासोपरा	

22/08/25

Imperial Infodevelopers Pvt. Ltd.



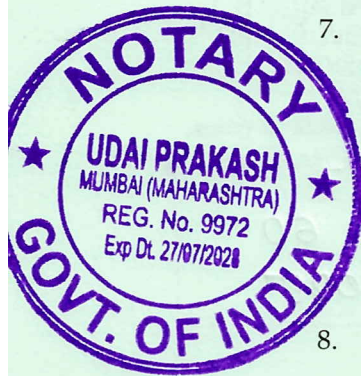




I, Mr. Vincent Rodrigues, duly authorized by the Promoter of the proposed project Bandstand Cama, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title 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 / uploaded with Form "A".
2. That the details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details is enclosed / uploaded with Form "A".
3. That the time period within which the project shall be completed by the Promoter is 31<sup>st</sup> January, 2030.
4. For new projects
  - a. That, seventy per cent of the amounts realized by 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 to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, promoter shall take all the pending approvals on time from the competent authorities.

✓



9. That, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

*Rodrigues*

Deponent

#### Verification

I, Mr. Vincent Rodrigues, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 26<sup>th</sup> day of August, 2025

*Rodrigues*

Deponent



**BEFORE ME**

*mm*  
*26/8/25*  
UDAIPRAKASH (M.A.L.L.B.)  
ADVOCATE & NOTARY GOVT. OF INDIA  
MUMBAI (MAHARASHTRA)  
REG. No. 9972

Room No. 10, S. No.94, Ishwadi, Kharodi Village,  
Marve Road, Malad (W), Mumbai - 400 095

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Date	26/08/2025