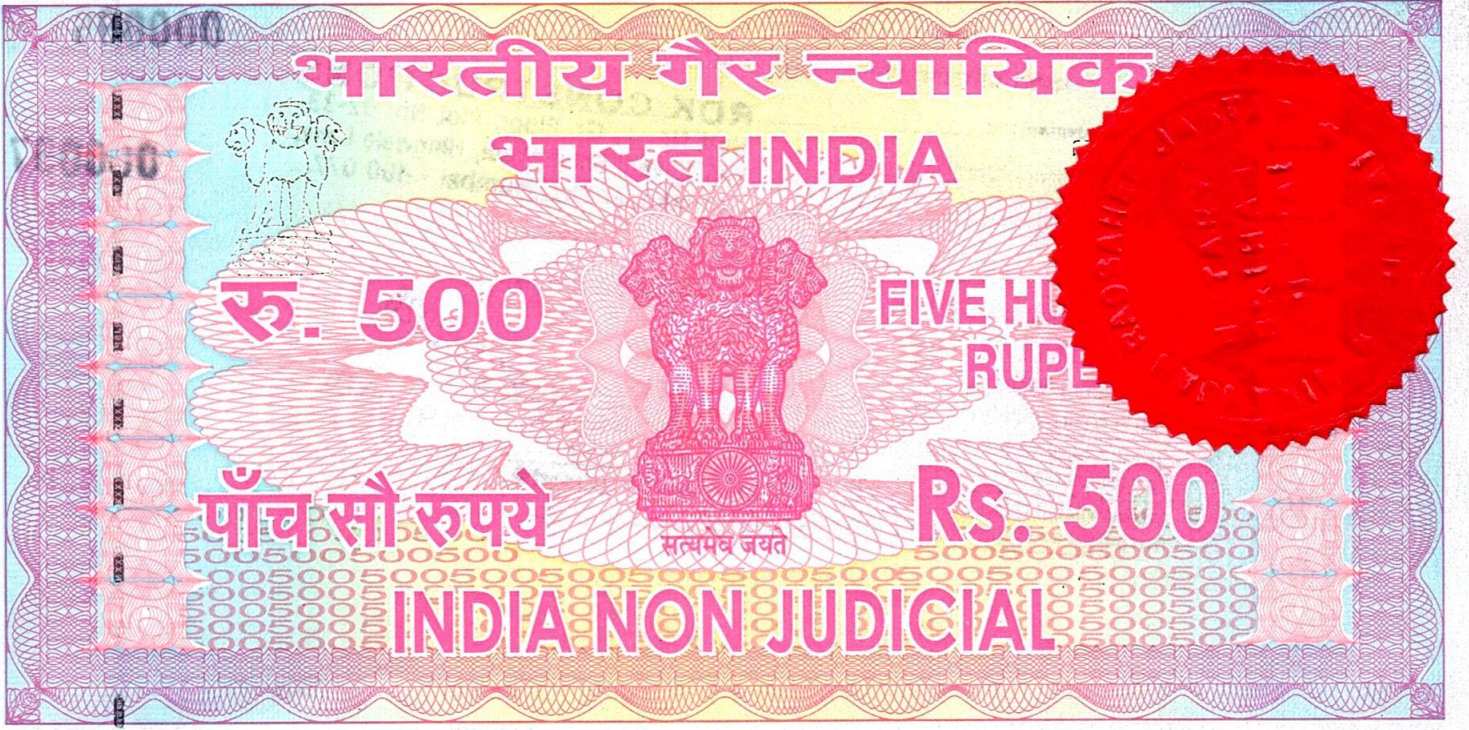




महाराष्ट्र MAHARASHTRA

2026

FD 202089

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००४
1 OCT 2026
सक्षम अधिकारी

श्री दिपक इरतकर

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 **RDK CONSTRUCTIONS** promoter of the
proposed project "**RDK BELVEDERE**", Plot Area 1104.4 Sq.Mtr. located
(**CTS No. 353-21, TPS III VILLAGE GHATKOPAR KIROL, R.B
MEHTA ROAD, GHATKOPAR EAST, MUMBAI - 400077**) at duly
authorized by the promoter of the proposed project, vide its/his/their
authorization dated

Contd...2..



फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

000098

मुद्राय विवक्ष्यते घेणान्नाये नाव

मुद्रांक विकत पैजा-याचे रहिवाशी पत्ता

मुद्रांक विक्रीभावतया नोंद यही अनु. क्रमांक

RDK CONSTRUCTIONS

RDK CONSTRUCTION
Unit No. 1, Gr. Floor, Plot No. 32-33,
Vastu Shivaji Wadi, Hingwala Lane,
Mumbai - 400 077

TPS I, Vajji Shivji Wadi, Ring Road,
Ghatkopar (E), Mumbai - 400 077.

000097

मुद्रांक विरक्त घेणाऱ्याची संहती

परवाना क्रमांक : ८००००४
 दिनांक दिवस/मास : २५

परवाना क्रमांक : ८०००००४
मुद्रांक विपरीत दिक्कण/पता : श्री. योगेश जी. दवे
संस्था : श्री. योगेश जी. दवे, साठकोण (पुणे), महाराष्ट्र

श्याम मुंज, खोका, नीम, चाटकोपर (पत्ता), मुर्क - ४०० ७७

प्रांतीय कार्यवाहालयांत / ज्याच्या अधिकाऱ्यावर कारवाईची मुदत
पंचायती आदेश क्र. ०१/००१/२००८ मुंबई

ज्या कारणासाठी ज्यांनी मुद्रांक भरले ते त्यांच्या कारणासाठी मुद्रांक भरले
केव्हापासून ६ महिन्यात सापडतील तेव्हापर्यंतच आहे.

पर्यायभाषक सुशोक विमर्शित्यापी सही

OCT 2026

OCT 2026



I, Devang Nitin Kamdar promoter of the proposed project "RDK BELVEDERE", Plot Area 1104.4 Sq.Mtr located (CTS No. 353-21, TPS III VILLAGE GHATKOPAR KIROL, R.B MEHTA ROAD, GHATKOPAR EAST, MUMBAI - 400077) 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

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 **30/04/2030**.

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.

(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.



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 05th on this October day of 2026



For RDK CONSTRUCTIONS

D.N. Kamdar
Partner

Deponent

BEFORE ME

NOTARY

NIRANJANI MUMBAI

NIRANJAN R. JAGTAP
ADVOCATE & NOTARY

101, Krishna Leela, Khokhani Lane,
Opp. BSES Office, Ghatkopar (E)
MUMBAI 400 077

