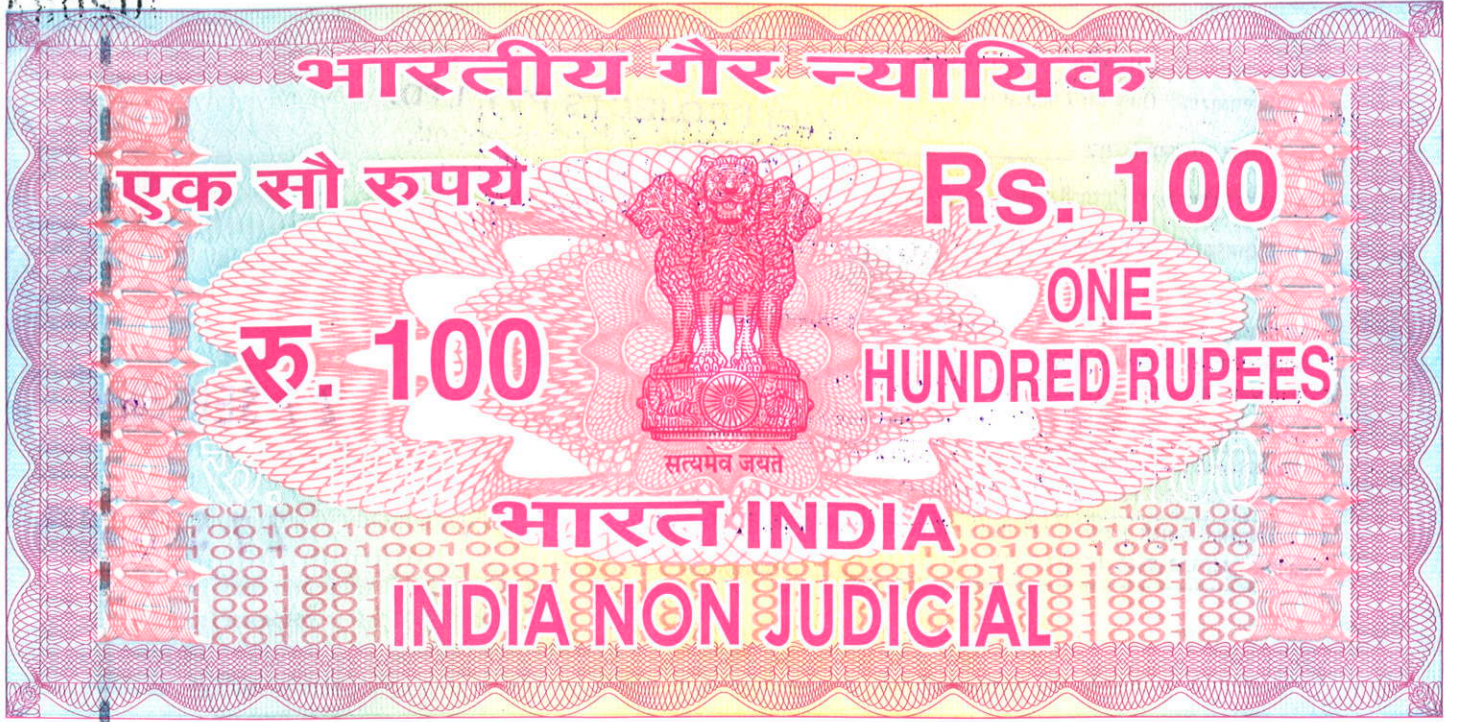
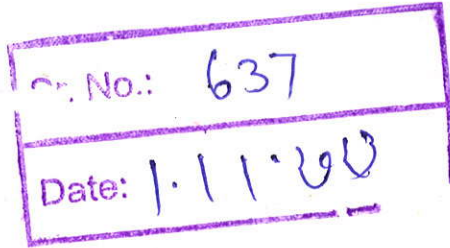




महाराष्ट्र MAHARASHTRA

2023

74AA 256253



श्रीमती सुपमा चव्हाण

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
Rivali Park - Stargaze

Affidavit cum Declaration of Mr. Raunaq Rathi, duly authorized by the promoter of the proposed project, M/s. CCI Projects Private Limited ("Promoter"), vide its authorisation dated 5th December 2022.

I, Mr. Raunaq Rathi, on behalf of the Promoter and duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

00203

जोडपत्र- 9 Annexure - 1

पत्र प्रतिज्ञापत्रासाठी Only for Affidavit (O/1)

CCI PROJECTS PVT. LTD.

मुद्रांक विकत घेणाऱ्याचे नाव

Rivoli Park, CCI Compound,

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता

Western Express Highway.

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक

दिनांक Rivoli (E), Mumbai - 400 066.

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रीत्याची सही

परवाना क्रमांक : ८०००००३

मुद्रांक विक्रीचे नाव/पत्ता : श्री. अशोक रघुनाथ कदम

२२०, शहिद भगत सिंह रोड, तळमजला २/१५, आनंद भुवन, फोर्ट, मुंबई-४०० ००९.

भासकीय कार्यालय(मोर/न्यायालय)मोर प्राविष्टापत्र सादर करणेसाठी मुद्रांक

कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०६/२००४) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी

केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

27 SEP 2023

27 SEP 2023



That the Promoter has a legal title report to the development on land admeasuring 57,825.78 square metres or thereabouts bearing C.T.S. No. 165 (pt) of Village Magathane at Dattapada Road, Borivali (East) in Mumbai Suburban District ("**Rivali Park Land**"), on a portion of which, the development of the Real Estate Project is proposed ("**Real Estate Project Land**") and a legally valid authentication of such title is enclosed herewith as **Annexure 1**. The Owner of the Rivali Park Land is Cable Corporation of India Limited ("**Owner**"), and the Promoter is entitled to development, management and marketing (including sale and transfer of the units) of the Real Estate Project as more particularly stated in the Title Certificate dated 29th September 2023.

2. That the details of the encumbrances in respect of the said Rivali Park Land including details of any rights, title, interest or name of any party in or over such land, are set out in the Title certificate dated 29th September 2023 issued by Kanga & Company and enclosed herewith.
3. That the time period within which the Real Estate Project shall be completed by the Promoter is by 31/10/2029.
4. That seventy per cent of the amounts to be realised by the 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 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 shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules").
6. That 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 the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 Real Estate (Regulation and Development) Act, 2016 ("RERA Act") and under rule 3 of the RERA Rules within seven days of the said changes occurring.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the RERA Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



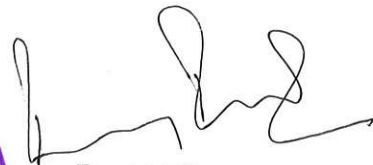

Deponent



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 Mumbai on this day of ____ November 2023.


Deponent

Sr. No.: 637
Date: 1.11.2023



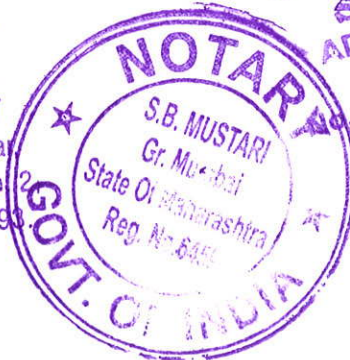
BEFORE ME


1/11/23

IDENTIFIED BY ME


1.11.2023

ANIL KUMAR PANDAY
B.COM.LL.B.
ADVOCATE HIGH COURT
Add: Omkar Chawl, Jan Shakti Nagar
Opp. Hanjar Nagar, Malpa Dongari No. 2
Pump House, Andheri (E), Mumbai-93



S. B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA
No. B/4, Sai Dham Hsg. Soc.
Tilak Nagar, Sakinaka,
Mumbai 400 072