



FORM 'B'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Harish Jain representative of Rishabraj Infra LLP, the promoter of the proposed project/ Duly Authorized by the promoter of the proposed project namely **Rishabraj Mangalesh** and Building known as "Mangalesh CHSL" situated on Plot bearing Sub-Plot Nos. 20 of TPS III of Borivali at Village Eksar bearing new F.P. No. 275/A situated at Kastur Park, Shimpoli Road, Borivali (West), Mumbai – 400 092

I, promoter of the proposed do hereby solemnly declare, undertake and state as under:

1. That I have a Legal Title Report 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 Development Agreement between such Rishabraj Infra LLP and "Mangalesh CHSL" for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me from the date of registration of the project is 31/12/2026

4. That seventy per cent of the amounts 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 The Cosmos Co – Op Bank, Borivali (East) Branch, Mumbai 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I 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 shall take all the pending approvals on time, from the competent authorities.

8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I shall not discriminate against any allottee at the time of allotment.

For Rishabraj Infra LLP

HARISH
RATANCHAND
JAIN

Digitally signed by
HARISH
RATANCHAND JAIN
Date: 2023.04.08
13:33:24 +05'30'

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 this ____ day of ____ 2023
8 APR 2023

For Rishabraj Infra LLP

HARISH
RATANCHAND
JAIN

Digitally signed by HARISH
RATANCHAND JAIN
Date: 2023.04.08 13:33:05
+05'30'

Deponent



ATTESTED BY ME

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Wopadpatti, Akurli Road, Kandivali (East)
Mumbai - 400 101

8 APR 2023