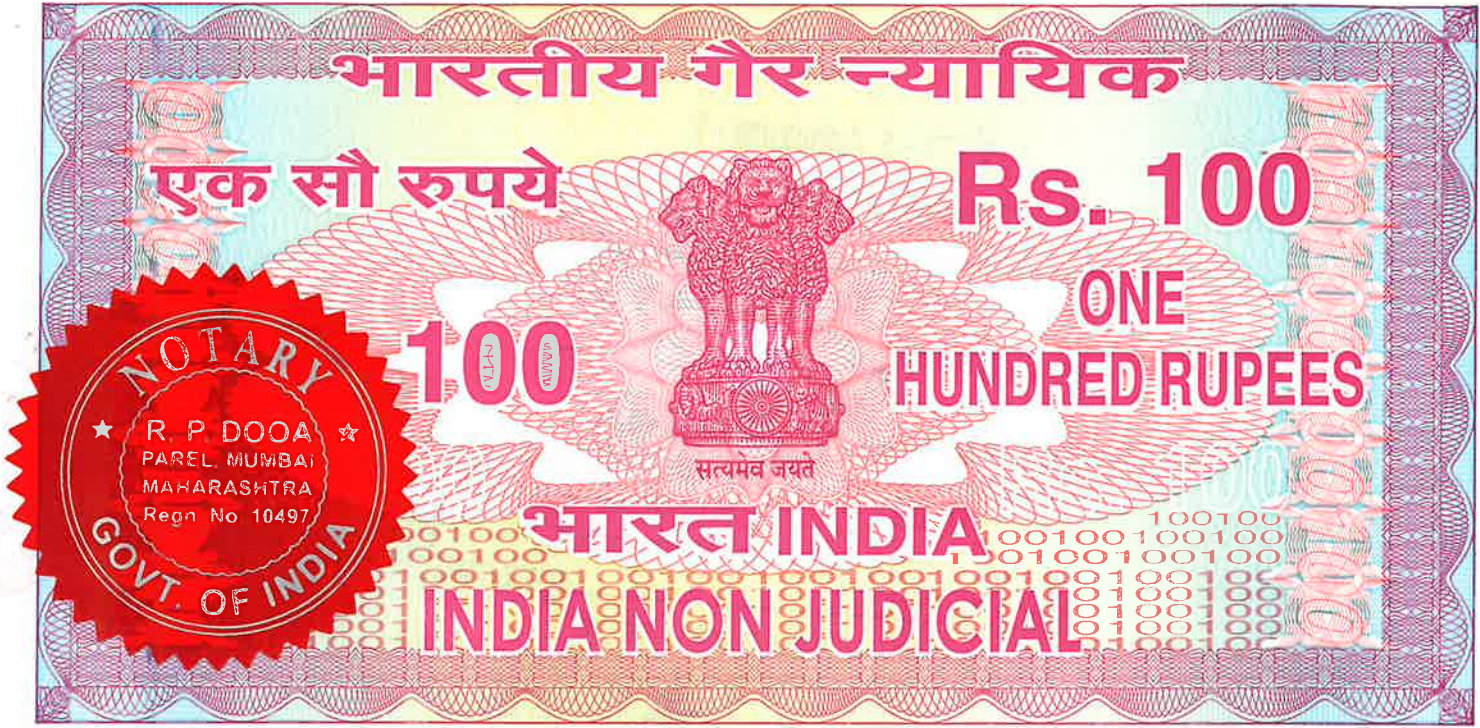




महाराष्ट्र MAHARASHTRA

2024

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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००२०
- 8 OCT 2024
सक्षम अधिकारी ✓

श्री. विनायक व. जाधव

This Stamp Paper forms an integral part of the Affidavit cum Declaration dated 17th October 2024 by Mr. Ramgopal Bansal in the capacity of Designated Partner of M/s. Ribera Projects LLP.



खोदपत्र - १ Annexure - 1

भवन प्रतिज्ञापन / Only For Affidavit

मुद्रांक विभाग के नाम पर:

मुद्रांक विभाग के नाम पर अधिवासी पत्र:

मुद्रांक विभाग के नाम पर अधिवासी पत्र:

मुद्रांक विभाग के नाम पर अधिवासी पत्र:

मुद्रांक विभाग के नाम पर अधिवासी पत्र:

पता नं. ८००००२०

हार्ड कोपी, एक्स्प्लेनर विनिर्देशन, लक्ष भवन, गाला नं. २४,

पोस्ट, मुंबई - ४०००३२.

प्रमाणित करने वाले के नाम / प्रमाणित करने वाले के नाम के मुद्रांक

वापस आने की आवश्यकता नहीं. (आपका अधिवासी पत्र, ०१/०९/२०१४ अनुसार)

ज्यादातर अधिवासी पत्रों में मुद्रांक लगे हुए हैं। अधिवासी पत्रों में मुद्रांक लगे हुए हैं।

कृपया ध्यान दें कि अधिवासी पत्रों में मुद्रांक लगे हुए हैं।

Ribera Projects LLP
1-B, Court Chambers,
35 Sir Winston Churchill Marg,
New Marine Lines, Mumbai - 400020

17 OCT 2024

पुनर्पत्र जगन्नाथ गासकवाड

17 OCT 2024





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 **RIBERA PROJECTS LLP THROUGH ITS PARTNER MR. RAMGOPAL BANSAL** promoter, having registered office at 1-B, Court Chambers, 35 Sir Vithaldas Thackersey Marg, New Marine Lines, Mumbai – 400020 of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization Dated 01/01/2024.

I, **RIBERA PROJECTS LLP THROUGH ITS PARTNER MR. RAMGOPAL BANSAL** Promoter and Partner of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, **RIBERA PROJECTS LLP THROUGH ITS PARTNER MR. RAMGOPAL BANSAL**, promoter and Partner has a legal title Report to the land on which the development of the project is proposed OR 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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project **30/06/2025**;

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 state 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 utilized for the project and the withdrawal has been in compliance with the portion 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 of any apartment, plot or building, as the case may be.



Ramgopal Bansal
Deponent

**RIBERA PROJECTS LLP
THROUGH ITS PARTNER
MR. RAMGOPAL BANSAL**

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 on this day of 17/10/2024



Ramgopal Bansal
Deponent

**RIBERA PROJECTS LLP
THROUGH ITS PARTNER
MR. RAMGOPAL BANSAL**



Attested by me

Rakesh P. Dooa
17/10/24

RAKESH P. DOOA
B. Com., LL.B.
Advocate High Court,
Notary Government Of India
Shop No. 8, Kondaji Bldg. No. 3
Behind Tata Hospital, Parel,
Mumbai - 400012.

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