



भारतीय गैर न्यायिक
भारत INDIA

500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

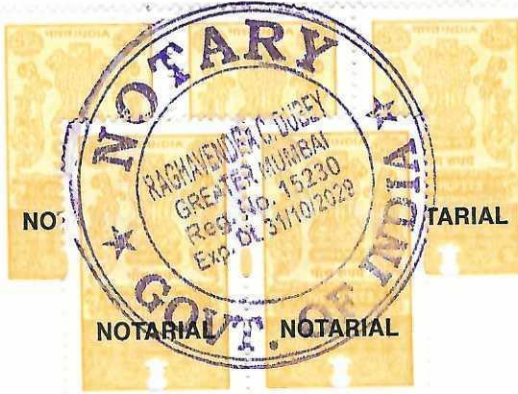
सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2025

DP 273282



प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क 10000003
22 JUL 2025
सक्षम अधिकारी

श्रीमती संगिता जाधव

FORM B

[Rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of CCI Projects Private Limited through its Authorized Signatory Mr. Raunaq Rathi proposed project "Rivali Park - Sky leap", do hereby solemnly declare, undertake and state as under:

24 JUL 2025
24 JUL 2025



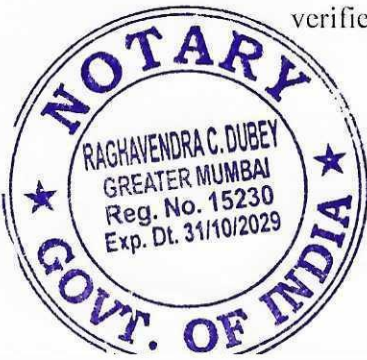
We the promoter of the proposed project, "Rivali Park - Skyleap" situated on CTS No. 163-165 of Village Magathane at Dattapada Road, Borivali East, Mumbai-400066., do hereby solemnly declare undertake and state as under

That we promoter have 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, Promoter and us for development of the real estate project is enclosed.

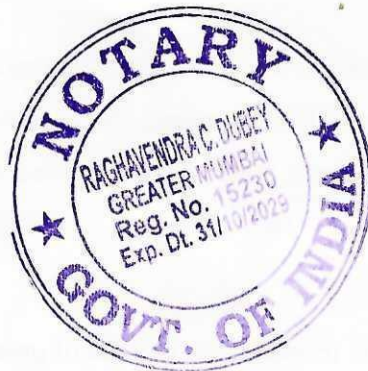
2. That the project is free from all encumbrances except the details of the encumbrances in respect of the said Land including details of any rights, title, interest or name of any party in or over such land, are set out in the Title certificate dated 09/10/2025 issued by Kanga & Company and enclosed herewith.
3. That the time period within which the project shall be completed by me/promoter is 31/07/2032.
4. That seventy per cent of the amounts realized 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents,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, 2016.
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



utilized 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 of any apartment, plot or building as the case may be.

Deponent



Mr. Raunaq Rath

For CCI Projects Private Limited



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 13th day of October 2025.



Deponent

Mr. Raunaq Rath

For CCI Projects Private Limited



BEFORE ME
Ruby 13/10/2025
RAGHAVENDRA C. DUBE
(B.A.L.L.)
ADVOCATE & NOTARY GOVT. OF INDIA
2, Shanti Seva Sangh, Netaji Nagar
90 Feet Road Sakinaka Mumbai 400 07.

R. NO	03/25
SR. NO.	1002/25
DATE.	13/10/2025