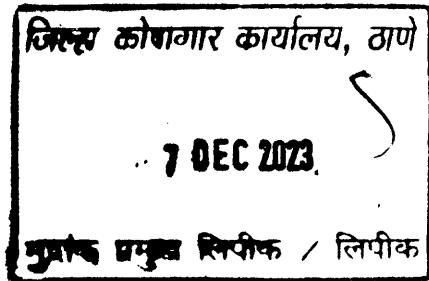




महाराष्ट्र MAHARASHTRA

● 2023 ●

79AA 201050



FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY

THE PROMOTER OR ANY PERSON AUTHORIZES BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

1. Affidavit cum Declaration of RICHFEEL REAL ESTATE PRIVATE LIMITED, CIN U70102MH2015PTC269360, promoter of the proposed project "AMALFI" duly authorized by the promoter of the proposed project, vide its authorization dated 2nd March, 2024.




- 8 DEC 2023



ખોટપણ ર

નામ વિનામી વૈનામી નામનામી નામ
નામનામી
નામ નામનામી કારણનાર જાહે કા ? :- જોય/નામી
નામનામીને જોયનામનામી નામ
નુદ્દાંક વિનામ નેનામનામી નામ ન પત્તા. RichFeel Real Estate Pvt Ltd.
નુદ્દાંક વિનામ નેનામનામી નામ ન પત્તા
નામ નામનામી નામ/નામ
નામ નામનામી R. F.
જરાનાધારક નુદ્દાંક વિનામનામી નામ (પ્રમોદ આર. દુદે) *J.D.* 8 DEC 2023
નુદ્દાંક વિનામનામી નામ - આર્દેશબદ કૃપા, શાંતિ પાર્ક, મીરા રોડ (પૂર્વ), અનુભૂતિ ૨૨૦૭૦૪૬

| નુદ્દાંક ઊરેદી કેલ્યાપાસૂન ૬ મહિન્યાત વાપરણે દંધકકારક જાહે. |

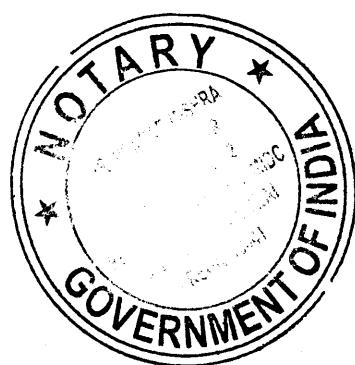
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I, Ramesh Ludhani, Director of the Promoter of the proposed project "AMALFI" do hereby solemnly declare, undertake and state as under that:

1. The Promoter has a legal title report of the land on which the development of the Project is proposed and a legally valid authentication of title of such land is enclosed herewith.
2. There is no encumbrance on the land on which the development of the Project is proposed.
3. The Real Estate Project shall be completed by the Promoter on or before 31st December, 2027.
4. Seventy percent of the amounts to be realised hereinafter by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in a Schedule Bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. The amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents,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 Disclosure on Website) Rules, 2017 ('said Rules').
6. 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. The Promoter shall take all the pending approvals on time, from the competent authorities.





8. 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 Maharashtra Real Estate (Regulation and Development) Act, 2016 ('said Act') and under rule 3 of the said Rules, within seven days of the said changes occurring.
9. The Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the said Act.
10. The Promoter shall not discriminate against any allottee at the time of allotment of any unit, plot or building, as the case may be.

For RICHFEEL REAL ESTATE PRIVATE LIMITED

Authorised Signatory / Director

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 30th day of April, 2024

For RICHFEEL REAL ESTATE PRIVATE LIMITED

Authorised Signatory / Director

Deponent



Verma 30/4/2024
HARI PRASAD MISHRA
ADVOCATE & NOTARY
GOVT. OF INDIA
Reg No. 10441