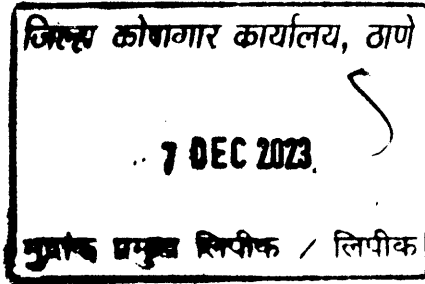
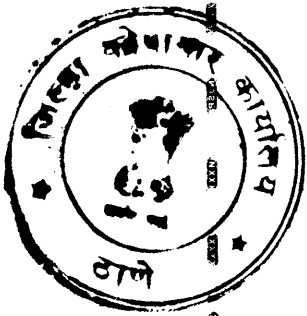


महाराष्ट्र MAHARASHTRA

2023

79AA 201050



FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

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



जाहपत्र २

मुद्रांक दिवसी मॉडेली अनुक्रमणक _____ दिवस _____

कंपनीचा प्रकार _____

कंपनी मॉडेली करणार आहे का ? :- होय/नाही _____

मिळवणीचे कोटेशन नंबर _____

मुद्रांक दिवस वेळापत्राचे नांव व पत्ता RichFeel Real Estate Pvt Ltd

मुद्रांक पत्रव्यवहारेचे नांव व पत्ता _____

हस्ता अंमलबजावणीचे नांव/पत्ता _____

हस्ता सही R.F.E. _____

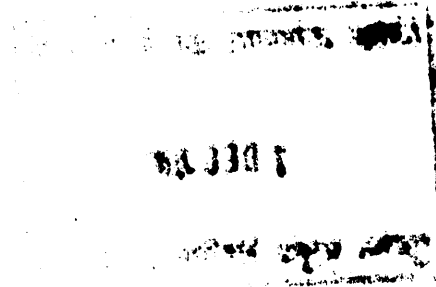
प्रमाणपत्रक मुद्रांक विभागाची सही (प्रमोद आर. दुवे) _____

मुद्रांक दिवसी पत्ता - आदेशवर कृपा, शांती फार्म, मीरा रोड (पूर्व), 8 DEC 2023

परवाना क्रमांक १२०१०४७

मुद्रांक सरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे.

565629





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



Signature
30/4/24
HARI PRASAD MISHRA
ADVOCATE & NOTARY
GOVT. OF INDIA
Reg No. 10441