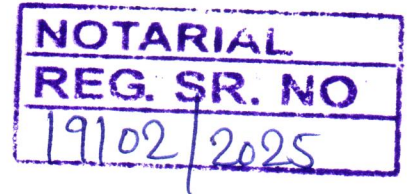
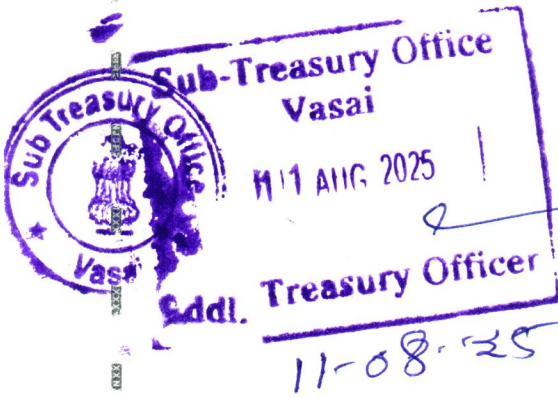




महाराष्ट्र MAHARASHTRA

2025

DV 522394



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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Rishabraj Estate Developers Pvt Ltd, the promoter of the proposed project/ Duly Authorized by the promoter of the proposed project namely "Rishabraj Forest Front" of Matushree Park Co-Operative Housing Society Limited bearing C.T.S. No. 542/C, 542/C 1 to 8 of Village Kanheri, Kulupwadi, Near National Park, Borivali (East), Mumbai 400 066

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

✍

553931

14 AUG 2025

सौदापत्र-२/Annexure-II

१. मुद्रांक विवरण (Serial No./Date)

२. दस्तावेज प्रकृत (Nature of Document)

३. ऐसा बौद्धिक सम्पत्ति का क्या है (Whether it is Intellectual Property)

४. सम्पत्ति के विवरण (Property Description)

५. मुद्रांक विवरण (Stamp Particulars)

६. इसी जलस्थान पर क्या है, क्या नहीं (If through one person, Name, Address)

७. मुद्रांक पत्र, क्या है (Name of the Person)

८. मुद्रांक शुल्क (Stamp Duty Amount)

९. परमाण्वंकित मुद्रांक विवरण (अथवा परमाण्वंकित प्रमाण) (Notarized Stamp Particulars)

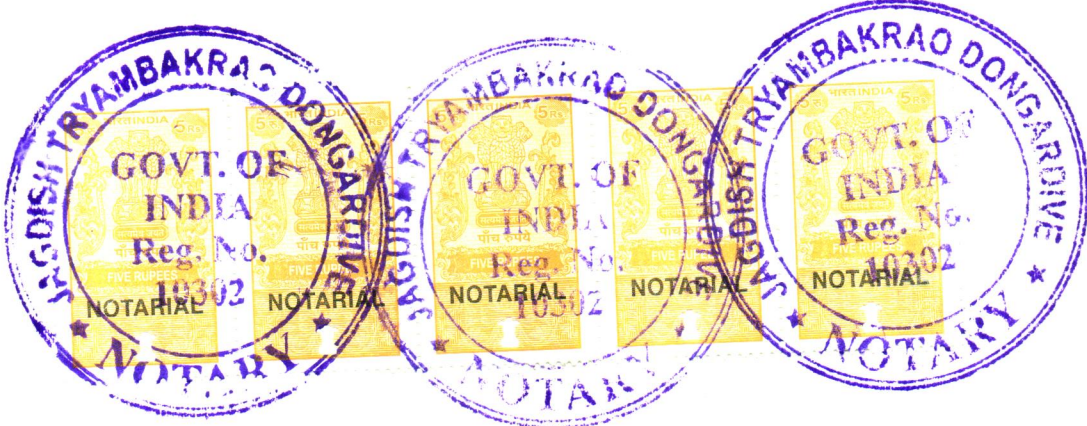
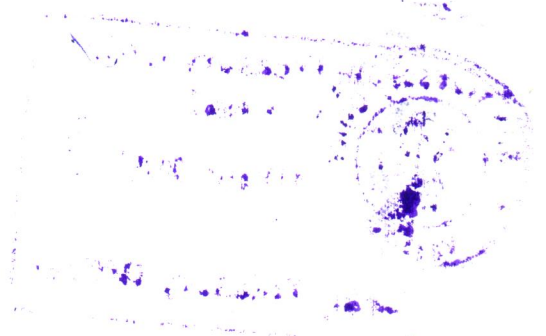
मुद्रांक विवरण (अथवा परमाण्वंकित प्रमाण) (Notarized Stamp Particulars)

(जब साक्षात्कारी व्यक्ति मुद्रांक पत्र के द्वारा अपनी स्वयं साक्षात्कारी मुद्रांक को ही साक्षात्कार दे, तब मात्र साक्षात्कारी व्यक्ति को ही साक्षात्कार देना है)

14/08/25



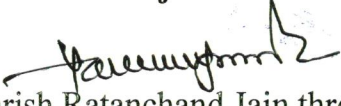
Rishabhraj estate Developers
Pvt Ltd



A legally valid authentication of title of such land along with an authenticated copy of the Development Agreement between such Rishabraj Estate Developers Pvt Ltd. and "Mushree Park Co-Operative Housing Society Limited" 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 31/12/2028
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 ICICI Bank, Borivali (E) 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 Estate Developers Pvt Ltd.


Harish Ratanchand Jain through its 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 this ____ day of _____ 2025

For Rishabraj Estate Developers Pvt Ltd.


Harish Ratanchand Jain through its Director
Deponent

BEFORE ME


JAGDISH TRYAMBAKRAO DONGARDIVE
Advocate High Court & Notary, (Govt of India)
Rahul Chawli Committee, Kranti Nagar,
Akurli Road, Kandivali (East),
Mumbai-400 101

20 AUG 2025