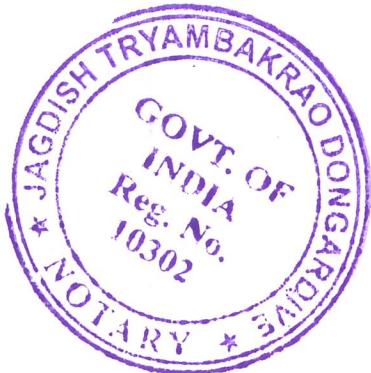
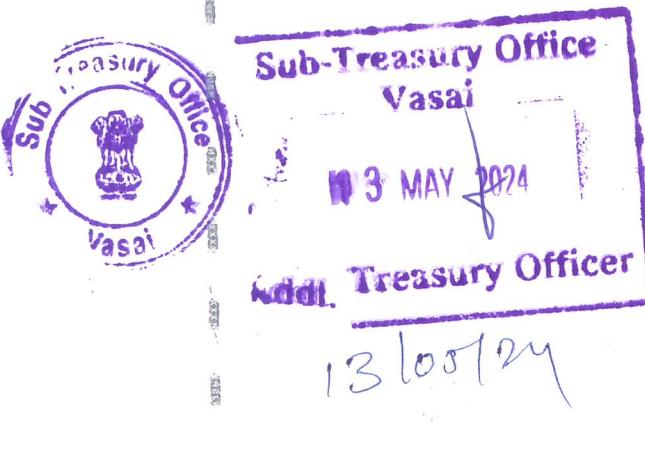


महाराष्ट्र MAHARASHTRA

© 2023 ©

16 MAY 2024 CF 207849



FORM 'B'
[See rule 3(4)]

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 Mr. Arpit V. Jain on behalf of Arkade Developers Ltd., Director duly authorized by the Promoter of the proposed project known as "Arkade Views" on plot of land bearing CTS No. 455/A admeasuring 1097 sq. mtrs. (as per the Property Register Card) of Village Pahadi Goregaon (East), Taluka Borivali, within the Registration Sub-District of Borivali, District Mumbai Suburban, situate at Pahadi



16 MAY 2024



प्राप्ति - ६, annexure - १

मुद्रित किया गया अवृत्ति कालांक - /दिनांक
(Annexure ६, Part १)

दस्तावेज़

(Nature of document) _____

२ दस्तावेज़ किसी कामाक्षर आहेत का ?
(What will it be to be registered?) _____

४ निवास स्थान विक्रेता कर्तव्य
(Place of residence of Purchaser in brief)
मुद्रित किया गया विक्रेता कर्तव्य नाव व ठारी
(Stamp of Purchaser's Name & Signature)
हरसो अहवाणी त्वावै नाव, ठारी व ठारी
(If through other person than
Nathoo. Address & Signature)

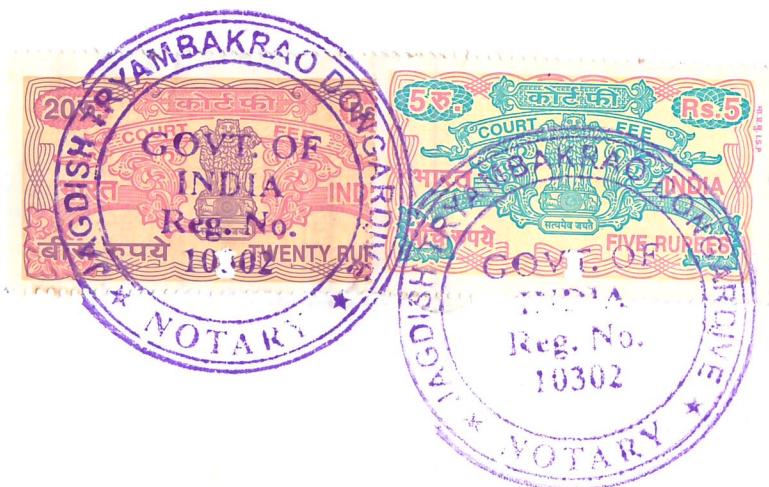
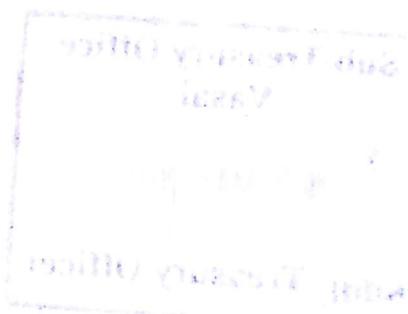
दुकान किसी दूसरे व्यापारी नाव
(Name of the other party) _____

दुकान किसी दूसरे व्यापारी
(Name of the other party) _____

पुरावाल विक्रेता कामाक्षर कामाक्षरातीली संही
दूसरे व्यापारी कामाक्षर कामाक्षरातीली संही
दुकान किया गया विक्रेता कामाक्षर कामाक्षरातीली संही
(ज्या कामाक्षरातीली असे दुकान कामाक्षरी दिला त्वावै त्वावै
कारणातारी व्यापारी कामाक्षर कामाक्षरातीली संही दरम्हिव्यात यापर
कामाक्षरातीली संही)

979
16/05/24

Arnaade Developers Ltd



School Road No. 2, off Aarey Road, Shreyas Colony, Goregaon (East), Mumbai- 400 063, vide its authorization dated **26TH April,2024**.

I, Mr. Arpit V. Jain, duly authorized by the Promoter of the proposed project "Arkade Views" do hereby solemnly declare, undertake and state as under:

1. Municipal Employees Arunachal Co-Operative Housing Society Limited has a legal title to the land on which the development of the project is proposed.

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 said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is **31st Decemeber,2027**.

4. That seventy per cent of the amounts realised by 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, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That Promoter shall take all the pending approvals on time, from the competent authorities.

9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Arpit
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 **24th day on this May of 2024**.

ATTESTED BY ME

JAGDISH TRYAMBKRAO DONGARDE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar
Zopadpatti, Akurli Road, Kandivali (East)
Mumbai - 400101.



Arpit
Deponent