

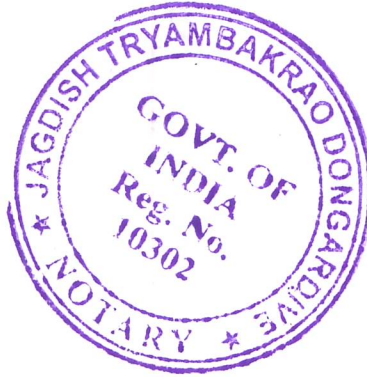
महाराष्ट्र MAHARASHTRA

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16 MAY 2024
CF 207849



13/05/24



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



Arpit

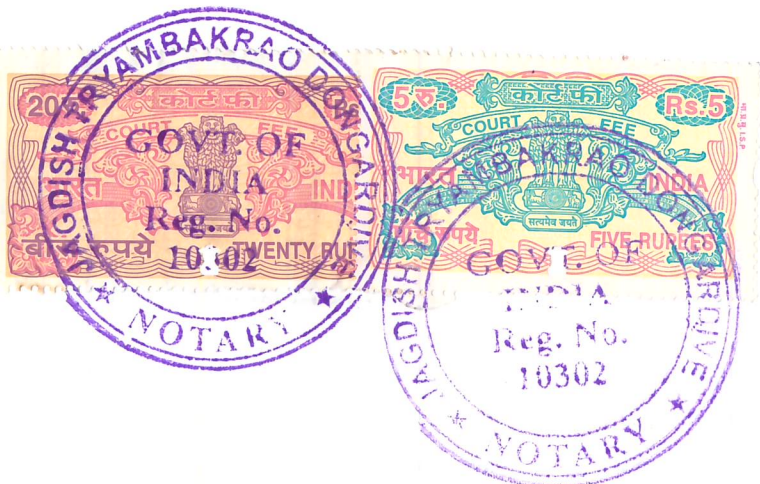
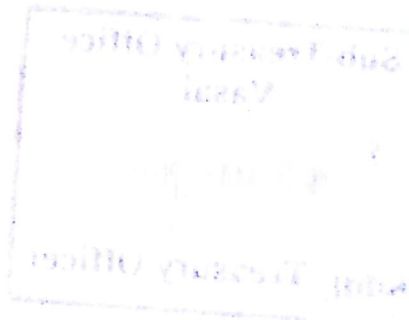
16 MAY 2024



आवेदन - २, Annexure - I
सूचना मिली की तारीख अनु. क्रमांक -/दिनांक
(Notification No. / Date)
दस्तावेज का विवरण
(Nature of Document)
क्या यह दस्तावेज न्यायालय में दर्ज है?
(Whether it is to be registered?)
8 निवेदन का संक्षिप्त वर्णन
(Briely Description in brief)
सूचना मिली की तारीख अनु. क्रमांक -/दिनांक
(Stamp purchaser's Name & Date)
हस्ताक्षर करने वाले का नाम, पता व सही
(If through other person then Name Address & Signature)
दूसरी पार्टी का नाम
(Name of the other party)
दूसरी पार्टी का पता
(Address of the other party)
पूरा नाम, पता व सही
(Full Name, Address & Signature)
दस्तावेज का मूल्य
(Value of the document)
कुल मूल्य
(Total Value)
(ज्या कारणों से यह दस्तावेज दर्ज है तथा दर्ज कराने वाले का नाम पता व सही)
(Reasons for registration & Name Address & Signature of the person registering)

979
16/05/24

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



13 JUN 2024



Arpit
Deponent