

[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 **M/s. ORCHID REALTY** having its office at C-304, 3<sup>rd</sup> floor, Shubham Avenue, Building No. 21, Shri. Gurudatta Mandir Marg, Sai Baba Nagar, Pant Nagar, Ghatkopar (East), Mumbai – 400 075, the promoter of the proposed project known as “**Orchid Aarambh**” through its duly authorized signatory Mr. Jugal Manilal Patel authorized vide its Resolution letter dated 14<sup>th</sup> May 2025.

We M/s. Orchid Realty promoter of the proposed project known as “**Orchid Aarambh**” through our authorized signatory, Mr. Jugal Manilal Patel do hereby solemnly declare, undertake and state as under:

For Orchid Realty

Partner



\*The promoter is in process of developing the Orchid Aarambh Project, a land parcel measuring 790.00 Sq. mtr or thereabouts at Rukhmini CHS Ltd., Model Town, Seven Bungalow, Andheri (West), Mumbai – 400 053 (Project Land). The present project “Orchid Aarambh” is located at Model Town, Seven Bungalow, Andheri (West), Mumbai – 400 053.

1. That, promoter has a legal title Report to the land on which the development of the project is undertaken.

AND

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 project land is free from all encumbrances and there is no mortgage on the project land.
3. That the project shall be completed by promoter in the stipulated time as mentioned in the registration of project i.e. 31.10.2028.
4. For new project:
  - a. That, seventy per cent of the amounts realized 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in accordance with Rule 5.
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 That, the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time from the competent authorities.
9. That 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 Act and under rule 3 of these rules, within seven days of the said changes occurring.
10. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For Orchid Realty



Partner





11. That the 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.

Deponent

**Verification**

I the deponent above, do hereby verify the contents of my above affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 21<sup>st</sup> day of May 2025.

**For M/s. Orchid Realty**

**Partner  
(Mr. Jugal Manilal Patel)**



Place: - Mumbai.  
Date: - 21.05.2025.



**ATTESTED BY ME**  
  
**Y. P. SINGH**  
B.Com. LL.B.  
NOTARY GOVT. OF INDIA  
Regn. No. 15636  
R/O. 29/17, A. H. Marg, Gr.-17,  
Near Shivsena Office, Powai Road,  
Surya Nagar, Vikhroli (W), Mumbai-83.

2 MAY 2025

2 MAY 2025

14.05.2025

**TO WHOMSOEVER IT MAY CONCERN**

**Sub: Proposed redevelopment on plot bearing C.T.S No. 833/112, of Village - Ambivali, "Rukhmini Co-op. Hsg. Soc. Ltd.", situated at Model Town, Seven Bungalow, Andheri (West), Mumbai - 400 053.**

Respected Sir,

With reference to the above referred subject, we are the developers of the above mentioned subject property. We have taken redevelopment of the aforesaid society by executing Development Agreement u/no. BDR16-840-2024 dated 16.01.2024 & Power of Attorney U/no. BDR16-842-2024 dated 16.01.2024. Society has given Power of Attorney to both the partners of M/s. Orchid Realty i.e. Mr. Manilal Lakhamshi Patel & Mr. Jugal Manilal Patel. further we are in the process to register the aforesaid project in MahaRERA Authority. therefore, it is felt necessary to authorized one of the partners to act, argue, sign, admit, represent & execute necessary documents, Affidavit, Undertaking, Indemnity Bond, forms, online Applications & submission of proposals, plans submissions & all necessary procedures required to register the aforesaid project in MahaRERA Authority.

We therefore appoint and authorize one of the partner **Mr. Jugal Manilal Patel** to act, argue, sign, admit, represent & execute necessary documents, Affidavit, Undertaking, Indemnity Bond, forms, online Applications, submissions, plans submissions & all necessary procedures required to register the aforesaid project in MahaRERA Authority on behalf of M/s. Orchid Realty.

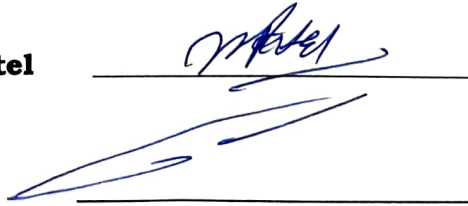
Thanking you,

Yours faithfully,

1. **Shri. Manilal Lakhamshi Patel**



2. **Shri. Jugal Manilal Patel**



I hereby Accept & Confirmed

  
(Shri. Jugal Manilal Patel)  
Authorized Signatory on behalf of  
M/s. Orchid Realty

