



MAHARASHTRA

2025

DN 890468



FORM 'B'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of SKYPLUS REAL ESTATES PRIVATE LIMITED, promoter of the proposed project ICONS 71.

I/We, SKYPLUS REAL ESTATES PRIVATE LIMITED promoter of the proposed project ICONS 71 do hereby solemnly declare, undertake and state as under:

Signature

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103169

जोडपत्र - २

21 AUG 2025

पुद्रांक विही नोंदवही अनुक्रमांक दिनांक
दस्तावा प्रकार दस्त नोंदवही कारणाचे शीट/नाही
मिळकतीचे शीटक्याल वर्णन

पुद्रांक विकत घेणाऱ्याचे नांव -
JYAPLUS REAL ESTATES PRIVATE LIMITED (Pvt.)
Shop No. 01, Saraswati Dastan, Malad (West),
पत्ता - Opp. New Era Cinema, Malad (West),
Mumbai - 400064. याही

दस्ता असल्यास त्याचे नांव
पुसत्या पसंकाराचे नांव पुद्रांक शुल्क रक्कम

पुद्रांक विकत्याची राही (शी. कायम पीडिंग)
पुद्रांक विक्रीचे दिवस/पत्ता - श्री लक्ष्मी कथा, ८/२
पार्किंग ग्राउंड, सेंट्रल, भाईराम (५.) ४०४ ४०५, पुणे. दि. १६.०८.२०२५

दस्त कारणासाठी उपासी पुद्रांक राहोदी देताना
खरेदी केल्यापासून ५ महिन्यात यापुढे बंधनकारक नाही.

पुद्रांक

21 AUG 2025



PLOT ADDRESS: CTS Nos. 332 and 332/1, lying, being and situated at Village Chembur (West), Taluka Chembur and District Mumbai City at V.N. Purav Marg, Mumbai 400071 (Admeasuring Area of 2565.10 Sq. Meters)



1. I/We have a legal title Report to the land on which the development of the project is proposed project is to carried out 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.
3. That the time period within which the project shall be completed by promoter shall be 31st December 2031.
4. Seventy per cent of the amounts realized by me 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 That the amounts from the separate account shall be withdrawn in accordance with RERA Rule 5.
6. I/We 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.
7. I/We shall take all the pending approvals on time, from the competent authorities.
8. I/We 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. I/We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. I/We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent



VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Mumbai** on this 2nd day of Sep 2025.



Deponent



BEFORE ME


RAGHAVENDRA C. DUBEY

(B.A.LL.5.)

ADVOCATE & NOTARY GOVT. OF INDIA
2, Shanti Seva Sangh, Netaji Nagar
40 Foot Road Sakinaka Mumbai - 400 07,

R. NO.	02/25
SR. NO.	813/25
DATE.	02/09/2025