



महाराष्ट्र MAHARASHTRA

● 2025 ●

DN 890468



FORM 'B'
[See rule3(6)]

AFFIDAVIT CUM DECLARATION

I/We, SKYPLUS REAL ESTATES PRIVATE LIMITED promoter of the proposed project
the proposed project ICONS 71.

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

Arsham

103169

21 AUG 2025

मुद्रांक विली नोंदवही अनुकूलानांक
दस्तावा दाका० दस्ता नोंदवही अनुकूलानांक
मिलकर्तीचे थोडक्यात चर्णन दस्ता नोंदवही अनुकूलानांक
इस्त असत्यास त्यावे नोंद अर्क्यूप्लस रेलैट्यू इस्टेट्स प्राइवेट लिमिटेड तेप/वाई
पत्ता - शॉप नो. ०१, सरास्वती, निवास (वेस्ट)
तुलसा पक्षलाराचे नांद
मुद्रांक विकेत्याही राही (ली. वापर राही)
गोदावरी शोपिंग सेंटर, वारळ (२) ५०४ ५०९, गोदावरी
नगर कारण साठी राजांगन उद्योग संस्थी ट्रेटरा
खरेदी केल्यापाइयन ५ वार्षिक्यात वापरने नोंदवही अनुकूलानांक आहे

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 That the amounts from the separate account shall be withdrawn in accordance with RERA Rule 5.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 Sept 2025.

Rahul



Deponent

BEFORE ME

Raghavendra C. Dubey
RAGHAVENDRA C. DUBEY
(B.A.LL.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
2, Shanti Seva Sangh, Netaji Nagar
40 Feet Road Sarinaka Mumbai - 400 07,



R. NO.	021025
SR. NO.	81325
DATE.	02/09/2025