340

23 JAN 2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

ONE HUNDRED RUPEES

NOTARY Y. D. Gaikwad ULHASNAGAR Dist. Thane Reg. No. 9916 GOVT. OF INDIA

सत्यमेव जयते

रत INDIA

IA NON JUDICIAL

NOTARY Y. D. GAIKWAD ULHASNAGAR Reg. No. 9916 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 67AA 124585

23 JAN 2024

NOTARY Y. D. GAIKWAD ULHASNAGAR Reg. No. 9916 TWENTY RUPEES GOVT. OF INDIA

NOTARIAL

उपकोषागार कार्यालय उल्हासनगर

16 JAN 2024

सिध्दा
उप कोषागार कार्यालय, उल्हासनगर, जि. ठाणे
16-1-24

**FORM -'B'**
**[See rule 3(6)]**

**Affidavit cum Declaration**

I, **Mr. Anilkumar Komal Yadav,** Age 32 years Occupation **Business**, having residence at Flat No 402, A Wing, Sahajivan residency, Building No 1, Tisgaon naka, Kalyan East-421306, Thane, Maharashtra duly authorized Partner of **M/s. Krishna Infra**, a partnership firm incorporated under the Indian Partnership Act, 1932 (hereinafter referred to as "**Promoter**") do hereby solemnly declare, undertake and state as under

Anilkumar.

जोडपत्र-२ /Annexture-II

Nature of Document / Article No. Agl Partnership Deed

Whether it is to be registered

If Registrable Name of S.R.O. 23 JAN 2024

Property description in brief

Consideration Amount

Stamp Purchaser's Name Krishna Infra.

Name of the Other party Anilkumar Yadav.

If through other person then name & address Shubham Vaswani (Adv)

Stamp Duty Amount

Serial No 16928 Date 23 JAN 2024

Stamp Purchaser's Sign./Date

परवाना धारक मुद्रांक विक्रेत्याची सही व परवाना क्र. तसेच मुद्रांक विक्रीचे ठिकाण व दर

RAMESH M PATIL
Lic No 1212005
Opp P.s Stop Ulhasnagar-421001

ज्या कारणाकरिता ज्याचा मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६(सहा) महिन्यात वापरणे बंधनकारक आहे

That, M/s. K

1. That, **M/s. Krishna Infra** has a legal title to the land on which the development of the project **"GOLDEN CITY"** is proposed 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.

3. That the promoter shall complete the project on or before 31/12/2026.

4. 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 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 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 have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I / 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.

Arjkumar.
Deponent

## Verification

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 ..... day of.....

Deponent

BEFORE ME

23/1/24

YESHWANT GAIKWAD
B.A. LL.B
NOTARY
Reg No. G1 Sr. No 340/24

NOTARY
Y.D. GAIKWAD
ULHASNAGAR
Reg. No. 9916
GOVT. OF INDIA