भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

NON JUDICIAL

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

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ AA 144792

-5 JAN 2024

लिपिक

-5 JAN 2024

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

Affidavit cum Declaration

I, **Mr. Gurmukhsingh Gurdassingh Panjwani,** (Age about 61 years having residence of Golden House, 3rd Floor, Hill View Area, Section-17, Ulhasnagar-421003 being Promoter (Landowner) for **Survey No 178 (P), Sheet No 78,57, Mouje - Shahad, Ulhasnagar-421001, Thane, Maharashtra** of the proposed project **"GOLDEN CITY"** of **M/s. Krishna Infra** a partnership firm incorporated under the Indian Partnership Act 1932 (hereinafter referred to as "Promoter" (Developer) do hereby solemnly declare, undertake and state as under:

जोडपत्र-२/Annexure-II

दस्ताचा प्रकार / अनुच्छेद क्र.
Nature of Document / Article No. Partnership Deed

दस्त नोंदणी करणार आहेत का ?
Whether it is to be registered

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव
If Registrable Name of S.R.O.

मिळकतीचे वर्णन
Property description in brief

मोबदला रक्कम
Consideration Amount

मुद्रांक विकत घेणाऱ्याचे नाव
Stamp Purchaser's Name krishna Infra

दुसऱ्या पक्षकाराचे नाव
Name of Other Party

हस्ते असल्यास त्यांचे [illegible]
If through other [illegible]
Name & Address Rajendra singh Punjwani UNR-3

मुद्रांक शुल्क रक्कम
Stamp Duty Amount 100/-

मुद्रांक विक्री नोंदवही अनु. क्र. / [illegible]
Serial No. 5721 Date 16/01/2024

मुद्रांक विकत घेणाऱ्याची सही
Stamp Purchaser's Sign /Date

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्र. तसेच मुद्रांक विक्रीचे ठिकाण व पत्ता

Smt. Prema V. Sheware
Lic. No. 4212001
Shop No 440, Shiv Road, Ulhasnagar - 421 001

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

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.

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.....

23 JAN 2024

Deponent

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

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

BEFORE ME

23/1/24

YESHWANT GAIKWAD
B.A. LL.B
NOTARY
Reg No. G-1 Sr. No 339/24

23 JAN 2024