

15 APR 2024



महाराष्ट्र MAHARASHTRA

जोड़पत्र - २/Annexure-II

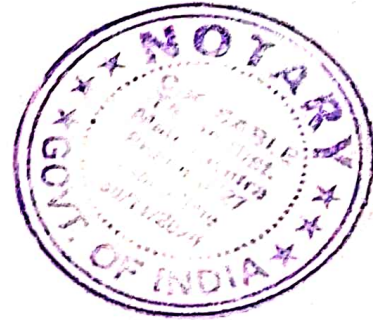
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93AA 705819

Nature of document/ Article No.	Affidavit 4
Whether it is to be Registered	—
If Registrable Name of S.R.O	—
Property Description in brief	—
Consideration Amount	—
Stamp Purchaser's Name	Adhiyogi Jadhav
Name of the other Party	Mr Soham Kondikar
If through other person then Name & Address	Badlapur FORM 'B'
Stamp Duty Amount	1085
Serial No. /Date	27981 / 2024
Stamp Purchaser's	DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER



13 MAR 2024



लिपिक
राजेश्वर बापसाहेब, उल्हासनगर, वि. बाप

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी
त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून द
मुद्रांक संपूर्णतः वापरले जाऊ शकतात.

Affidavit cum Declaration

RAVINDRA W. JADHAV
STAMP VENDOR

Gurukrupa, Opp. Forest Office,
Station Pada, Kulgaon, Badlapur (E)
Lic. No. 1212013

FORM 'B'

[See rule 3(4)]

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. Adiyogi Infra, having registered address at Plot No. 132/1/A, Balaji Material Supplier, Beside Karm Garden, Opp. Lotus Pond, Near Shiv Mandir, Dem Road, Chikhali, Ambarnath West-421503 Promoter of the new project "Adiyogi Infra", situated at - 132/1/7, Mauje Chikhali, Taluka Ambarnath, 421503. Through its partner Neeraj Brijkishor Jain duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15th April, 2024.

1, Mr. Neeraj Brijkishor Jain, Partner of M/s. Adiyogi Infra duly authorised by promoter of the new project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed is to be carried out

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 said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is on or before 31 December, 2029.

4. That seventy per cent of the amounts realised by me/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 I/ 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

7. That 1/ 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That 1/ promoter shall take all the pending approvals on time, from the competent authorities.

9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That 1/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.

ADIYOGI INFRA

Deponent PARTNER

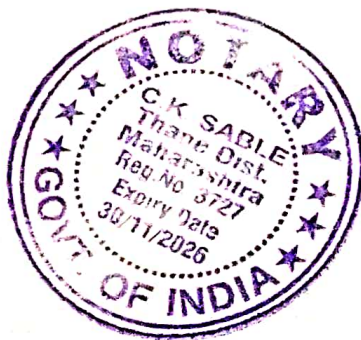
Verification

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

Verified by me at Ambarnath on this 15th day of April, 2024.

ADIYOGI INFRA

Deponent PARTNER



ATTESTED
BEFORE ME

Attested by C.K. Sable, Notary, Government of India, Sr No. _____

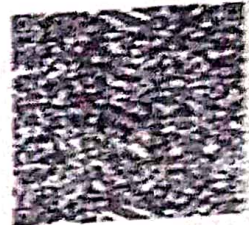
15 APR 2024



भारत सरकार
GOVERNMENT OF INDIA



नीरज ब्रिजकिशोर जैन
Neeraj Brijkishor Jain
जन्म वर्ष/YoB:1985
पुरुष Male



6465 4227 9924

आधार - सामान्य माणसाचा अधिकार

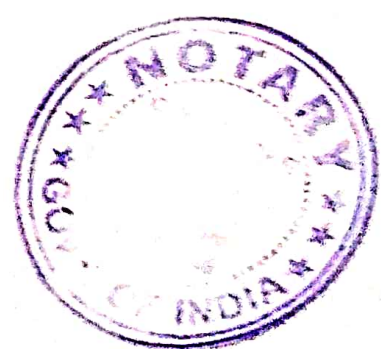


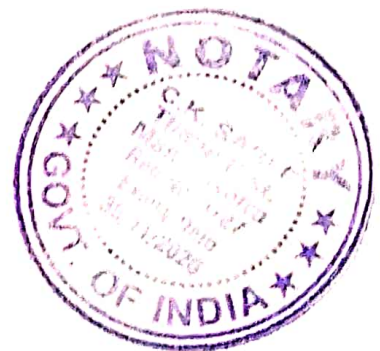
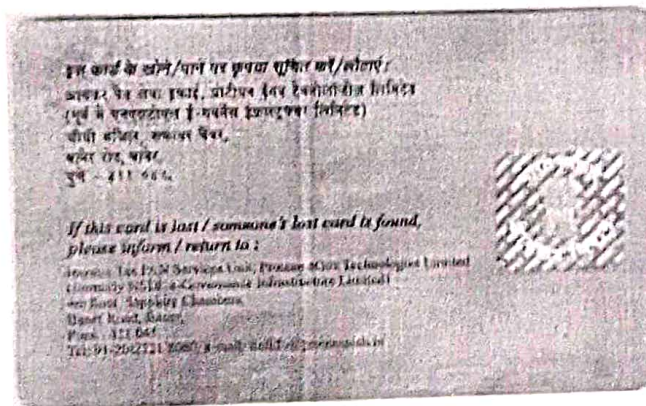
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
ए-301, भागिरथी-विश्व
कॉम्प्लेक्स, श्री कृष्ण नगर,
साई बाबा मंदिराच्या जवळ
बदलापुर पूर्व, बदलापूर,
कुळगाव, ठाणे
महाराष्ट्र, 421503

Address:
A-301, Bhagirathi-Vishwa
Complex, Shree Krishna Nagar,
Near Sai Baba Mandir Badlapur
East, Badlapur, Kulgaon,
Thane
Maharashtra, 421503

Aadhaar - Aam Aadmi ka Adhikar





FORM 'B'

[See rule 3(4)]

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Affidavit cum Declaration