



महाराष्ट्र MAHARASHTRA

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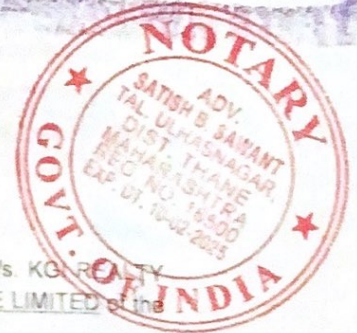
23 FEB 2024

उप कोषागार अधिकारी/उप कोषागार
उप कोषागार कार्यालय, उल्हासनगर, जि. ठाणे

FORM B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Aashish Shankar Hotchandani being Director of M/s. KGI REALTY PRIVATE LIMITED duly authorized by the Director of the M/s KGI REALTY PRIVATE LIMITED of the proposed project vide his authorization dated 25th August, 2021.



ANNEXURE - II

Nature of Document / Article No. Reera Registration

Whether it is to be registered _____

If Registrable, Name of S.R.O. _____

Property description in brief _____

Consideration Amount _____

STAMP PURCHASER'S NAME M/s KGI Realty Pvt. Ltd.

NAME OF OTHER PARTY _____

If through other person than Name & Add. Nikhil Rajguru

Stamp Duty Amount 500/-

Serial No. 4290 Date: 29/3/24.

Stamp Purchaser's Sign. / Date N.S. Rajguru

परवानाधारक मुद्रांक विक्रेत्याची स्वाक्षरी आणि परवाना क्रमांक आणि मुद्रांक विक्रेत्याचे ठिकाण / पत्ता / Signature and license number of the licensed stamp vendor and location / address of the stamp vendor.


AMIT R. GANDHI

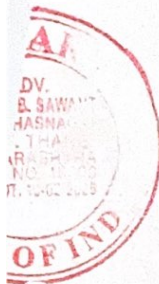
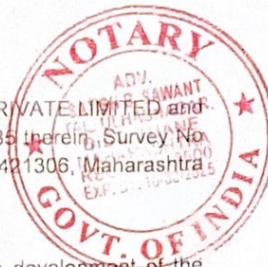
STAMP VENDOR, LICENSE NO. 1212008
ULHASNAGAR - 421001.

ज्या कारणासाठी मुद्रांक खरेदी केला असेल त्यांनी मुद्रांक खरेदी केल्यापासून ६ महिन्यांच्या आत वापरणे बंधनकारक आहे.

For the purpose for which the stamp paper was purchased, it is mandatory to use it within 6 months from the date of purchase of the stamp.



I, Mr Aashish Shankar Hotchandani, being director of M/s. KGI REALTY PRIVATE LIMITED and duly authorized by the promoter of the proposed project, Kohinoor Eden B5 therein, Survey No. 36/24 and 36/23/3, Village Adivali Dhokli, Taluka Ambarnath, Dist Thane 421306, Maharashtra do hereby solemnly declare, undertake and state as under:



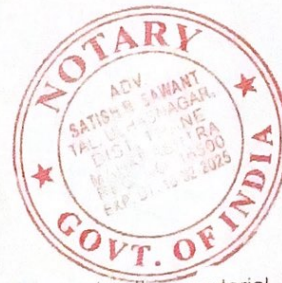
1. That we have / has a legal title Report to the land on which the development of the proposed project is to be carried out a legally valid authentication of title of such land along with and authenticated copy of the agreement between such owner and promoter for development of the real estate project 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 me/promoter from the date of registration of project is 30/06/2027
4. That seventy per cent of the amounts realized 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 shall be withdrawn in accordance with Rule 5.
6. That I promoter 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. That I promoter shall take all the pending approvals on time from the competent authorities.
8. That I promoter 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. That I 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.

For KGI REALTY PRIVATE LIMITED



Aashish

Director



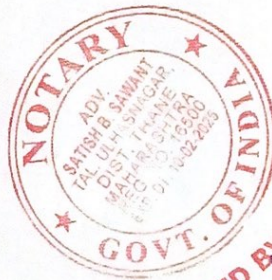
Verification

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 Ulhasnagar on this 08 day of April 2024

Explained and identified before me.

For KGI REALTY PRIVATE LIMITED



[Signature]
Director

ATTESTED BY ME
[Signature] 15/04/2024
SATISH B. SAWANT
Advocate & Notary
GOVT. OF INDIA
Reg. No. 16500

15 APR 2024