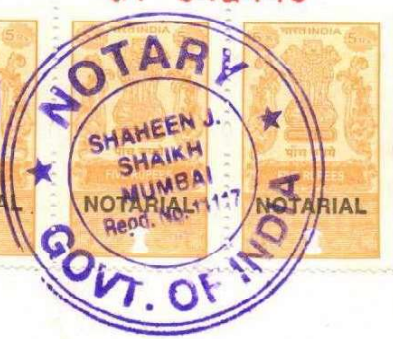




महाराष्ट्र MAHARASHTRA

2025

DT 642446



FORM B

[Rule 3(6)]

17 JUL 2025

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of, **Adityaraj Infinity Developers** through its Partner and authorized signatory, **Mr. Rocky R. Khushalani**, proposed project "**Adityaraj Pavilion**", do hereby solemnly declare, undertake and state as under:

We the promoter of the proposed project, "**Adityaraj Pavilion**" situated on plot bearing CTS No. 356 (pt.), Building No. 219, Kannamwar Nagar Ma. Dadasaheb Rupwate C.H.S. Ltd., Village Hariyali at Kannamwar Nagar, Vikhroli (E), Mumbai – 400 083 do hereby solemnly declare undertake and state as under:-

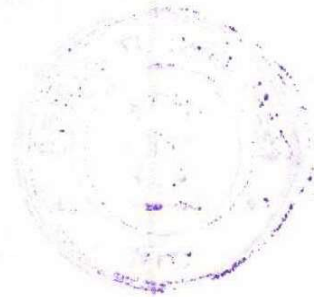
PL..

आडपत्र-१ / Annexure-II

ADITYARAJ INFINITY DEVELOPERS
SHOP NO. 2, GROUND FLOOR,
BUILDING NO.-03, PURNIMA CHS. LTD.,
TAGORE NAGAR, VINDOLI EAST,
MUMBAI - 400 093.

श्री. गणेश विहार विरादार
दरमना क्र. १२०६०२४

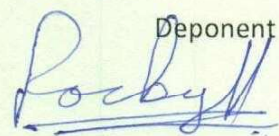
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ३ महिन्यात वापरणे बंधनकारक आहे.





1. That we promoter have a legal title Report to the land on which the development of the proposed project is to be carried out
AND
a legally valid authentication of title of such land along with an authenticated copy of the agreement between, **Adityaraj Infinity Developers** and us for development of the real estate project is enclosed.
2. That the project is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2029.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That I 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.



Deponent


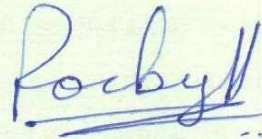
Mr. Rocky Raikumar Khushalani

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 VIKHROLI Dist. MUMBAI on this 10TH July day of 2025.

Deponent



Mr. Rocky Rajkumar Khushalani
Partner of, Adityaraj Infinity Developers
Through Authorized Signatory
For Adityaraj Infinity Developers



BEFORE ME



SHAHEEN J. SHAIKH
NOTARY GOVT. OF INDIA
Regd. No. 11117 - Mob.: 9821815104
3/14, Sai Prasad Shopping Centre Below
Vikhroli Court, Kannamwar Nagar No.
Vikhroli (East), Mumbai - 400 083

17 JUL 2025