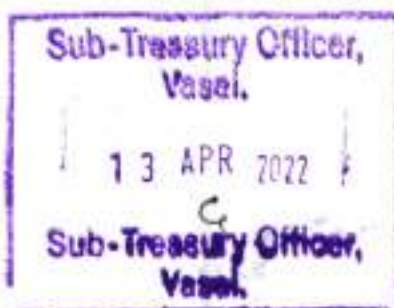




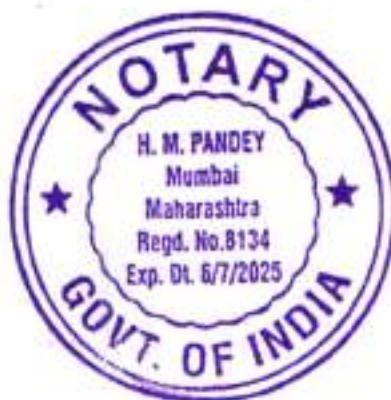
महाराष्ट्र MAHARASHTRA

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YW 033794



13/4/2022



**FORM - 'B'**

**Affidavit cum Declaration**

Affidavit-cum-Declaration of **MR. MANOJ PANDHARINATH SONAR** Proprietor of **M/S. SAI MAULI BUILDERS** Promoter of the proposed project.

I, **MR. MANOJ PANDHARINATH SONAR** Proprietor of **M/S. SAI MAULI BUILDERS** Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

जोड़पत्र-1/ Annexure-I

व्यक्ति का नाम	Manoj Pandharinath Sonar
प्राप्त दिनांक	12/02/2022
प्राप्त स्थान	श्री. 1202011 शाली कुटीर
प्राप्त करने वाले का नाम	श्री. 1202011 शाली कुटीर

3359

13 APR 2022

राज्यीय कार्यालय के माध्यम से प्राप्त किया गया है।  
प्राप्त करने वाले का नाम, शाली कुटीर, 12/02/2022 प्राप्त  
जिस पर प्राप्त करने वाले का नाम, शाली कुटीर, 12/02/2022 प्राप्त  
जिस पर प्राप्त करने वाले का नाम, शाली कुटीर, 12/02/2022 प्राप्त





1. That, I / Promoter have / has a legal title by virtue of registered Development Agreement and Power of Attorney dated 01/04/2022 from the land owner for the development of the project on the land more particularly stated in the Development Agreement and Power of Attorney.

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 30 months.
4. That, seventy percent 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 ★ That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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, I / 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, 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.

#### Verification

I, the deponent above, do here by verify 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

**MR. MANOJ PANDHARINATH SONAR**

Proprietor of

**M/S. SAI MAULI BUILDERS**



**ATTESTED**

**H. M. PANDEY**  
NOTARY  
Maharashtra  
(Govt. of India)

**18 APR 2022**