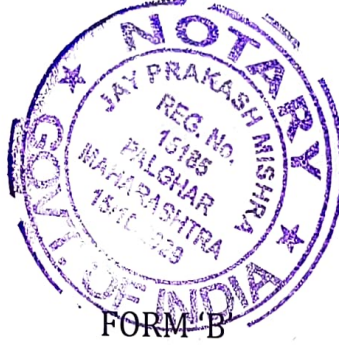




महाराष्ट्र MAHARASHTRA

2024

38AB 375653



{See Rule 3(6)}

प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.दि.क्र ८००००९०

19 NOV 2024

सक्षम अधिकारी ✓

श्री. विनायक ब. जाधव

## AFFIDAVIT CUM DECLARATION

I, MANOJ SONAR proprietor of M/s SAI MAULI BUILDERS and promoter of the project MAULI HEIGHTS, Situated at SURVEY NO 226, H NO 7/2, Tal-Vasai Dist-Palghar Within operation area of Palghar. Do hereby solemnly declare, undertake and state as under :



1. The Promoter has legal title Report to the land on which the development of the project to proposed  
OR


M/s. SAI MAULI BUILDERS has 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 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 undertakes to complete the project on or before 31/12/2025
4. (a) For new projects :  
That seventy per cent of the amounts realised by we / promoters 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.
- b) For ongoing project on the date of Commencement of The Act.
  - (i) That Seventy per cent of the amounts to be realised hereinafter by we / promoters 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.

OR

- (ii) The entire of the amounts to be realised hereinafter by we / promoters 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 That the amounts from the separate account shall be withdrawn in accordance with rule 5 .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 We / the promoters 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
  7. That We / the promoters shall take all the pending approvals on time, from the competent authorities.
  8. That We / the promoters 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 We / the promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That We/ the promoters shall not discriminate against any allottee at the time of allotment of any apartment plot or building as the case may be.

**FOR SAI MAULI BUILDERS**



**PROPRIETOR**

**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 PALGHAR on this 02/12/2024

ATTESTED BY ME



JAY PRAKASH MISHRA  
ADVOCATE & NOTARY  
GOVT. OF INDIA

