

Noted & Registered
at Serial Number 646/2024



महाराष्ट्र MAHARASHTRA

2023

92AA 307295

अ.क्र. 92 तारीख 15/04/2024
लांव माउली. ग्रुप खाभगांव तर्फ श्री. विनायक मुदकर
गांव खाभगांव
कशावरीता रेड कोयदा (नोव्ही) राजेश क. शिंदे
रजिष्ट्रेशन खांखी ल.नं. SU 20-99/665 to 669/88
महाराष्ट्र

SUB TREASURY OFFICE
KHAMGAON
Date of Issue.....
15 MAR 2024
Sub Treasury Officer
Khamgaon



FORM 'B'



AFFIDAVIT CUM DECLARATION

I, MR. BHAGWAN WAMAN BARDE, Age 56 Years, Occupation Business, as a partner of MAULI GROUP, PAN – ABWFM1275A, Address: - Plot No. 7,8,9/1A, Nazul Sheet No. 22A,, Jalamb Naka, Nandura Road Khamgaon, District Buldhana - 444303, promoter of the proposed project MAULI TOWER, do hereby solemnly declare, undertake and state as under:

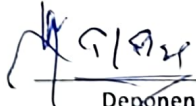
1. We, **MAULI GROUP** have a legal title Report to the land on which the development of the proposed project is to be carried out.

The promoter is the Owner of the Plot No. 7,8,9/1A, Nazul Sheet No. 22A, Mauje Khamgaon, admeasuring 1713.84 Sq. Mtrs. situated at Village Khamgaon Taluka Khamgaon District Buldhana - 444303, on which the development of the project is proposed.

2. That the project land is free from all encumbrances.
3. That the Promoter shall complete the said project on or before 31.12.2027.
4. That seventy percent of the amounts to be realized hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation And Development) Rules 2017.
6. That the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

ATTESTED


JAYANT P. PATIL
NOTARY GOVT. OF INDIA
BULDANA DIST.


Deponent

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 Nashik on this day 16th Day of April 2024.

Affidavit

Solely affirmed dt. **16 APR 2024**
* by **Bhagwan Waman Sardar**
who is personally known to me
who is sworn to be true to appended
who is interested before me by
Self


Deponent

