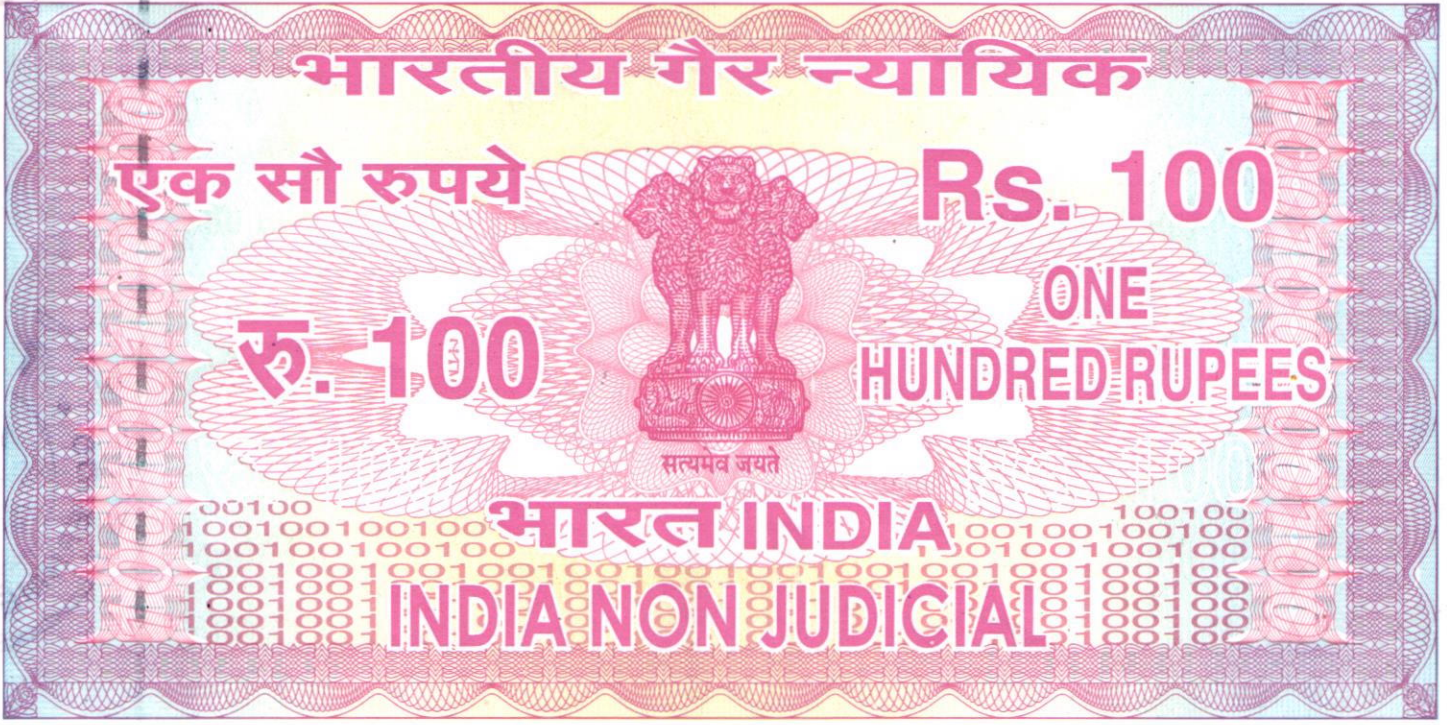




महाराष्ट्र MAHARASHTRA

2022

50AA 938483

प्रमाणित प्रतिज्ञापत्रासाठी (अनुच्छेद-४) only for affidavit (Article-4)

मुद्रांक दस्त नोंद वही अनुक्रम 1128 दिनांक ०६/०९/२०२२

प्रतिज्ञापत्र कोणाच्या नावावर करावयाचे

प्रतिज्ञापत्रासाठी कारण

मुद्रांक विकत घेणाऱ्याचे नाव

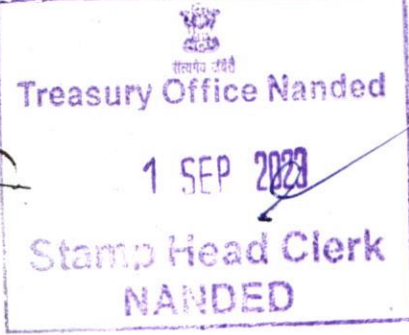
व रहिवासी पत्ता

परवाना धारक मुद्रांक विक्रेत्याची

सही व परवाना क्रमांक ३४०१०३४

नाव- अभिता सुदेश पडेलदार

मुद्रांक विकत
घेणाऱ्याची सही



FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s M B Builders & Developers, (Project Name: A R Khiyani City) having its office at Khiyani Complex, G G Road, Near Bhalerao Hospital, Nanded - 431601, through its authorized Signatory Mr. Jugalkishor Asodamal Khiyani, partner of the proposed project / duly authorized by the partner of the proposed project, vide its/his/their authorization dated _____; do hereby solemnly declare, undertake and state as under:

MB Builders & Developers

Jugalkishor Asodamal

Partner



1. That **M/s M B Builders & Developers** have/has a legal title to the land PLOT NO 1,9,10,11,12,12-A,13,13A,14,14A,3,3A,4,4A,5,5A,6,7,8 Gut No 56, Mauje Vasarni, Nanded - 431603, 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/10/2027
4. That seventy percent of the amounts realized by me/partner 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

MB Builders & Developers

[Signature]

Partner



Deponent
MB Builders & Developers

Khiyani
Partner

M/s M B Builders and Developers,
A Partnership firm, through its
partner
Mr. Jugalkishor A Khiyani.

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 Nanded on 17th day of January, 2024

Deponent
MB Builders & Developers

Khiyani
Partner

M/s M B Builders and Developers,
A Partnership firm, through its
partner
Mr. Jugalkishor Khiyani.



18 JAN 2024

