

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 25AB 401007

मुद्रांक पुरवठा
दिनांक-
-1 JAN 2025
मुद्रांक वरिष्ठ लिपीक
कोषागार कार्यालय, अकोला

FORM 'B'

[See rule 3(6)]

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

AffidavitcumDeclaration

Affidavit cum Declaration of Dilip Devichand Chaudharipromoter of the proposed project Nisarg Garden Wing Pduly authorized by the promoter of the proposed project, vide its/his/their authorization dated.

NOTARY Shishir A Deshpande Akola (Mah.) Regd. No. 4293 GOVT. OF INDIA

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नमुना - १

जमाव प्रतिबंधनात्मक आदेश (अनुच्छेद-४)

[redacted]

[redacted]

[redacted]

Anil R. Bakade
[redacted] Lic. No. 19/98, Akola

[redacted]

I,Dilip Devichand Chaudhari promoter of the proposed project Nisarg Garden Wing P duly authorizedby the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

   OR

   _____Have/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.

   OR

   That the details of encumbrances___ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project;31/12/2026

NOTARY Shishir Deshpande Regn. No. 4203 GOVT. OF INDIA

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4. (a) For new projects:

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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter 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.

OR

(ii) That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

NOTARY Shishir A. Deshpande Akola Distt. Regd. No. 4293 GOVT. OF INDIA

5. That the amounts from the separate account shall be withdrawn in accordance with Rule5

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6. That I / 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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.

NOTARY
Shishir A. Deshpande
Akola Distt.
Regd. No. 4293
GOVT. OF INDIA

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

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Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Akola **on this** 8/1/25.

NOTARY
Shishir A. Deshpande
Akola Distt.
Regd. No. 4293
GOVT. OF INDIA

Deponent

ATTESTED
Before Me

I, Dilip D. Chaudhari
do swear in the name of God / Solemny Affirm that this is my name and Signature / or (Marks) and that the contents of this affidavit are true and correct

(Signature of Deponent at Akola)
8/1/25

NOTED & REGISTERED
Sr. No.
2/25

Certified that this document / Affidavit contains Pages
From 1 to ..Five.. pages

8/1/25

SHISHIR A. DESHPANDE
NOTARY
GOVT. OF INDIA
Opp. Civil Court,
AKOLA (Mah.)
Mob 9823091377

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