N.R.S. No III/7669/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐ YE 603268

4018
28/6/2021

नितीन वठ्ठलराव भटकर

रघुपती शि. बेहे

मुद्रांक विक्रेता परवाना क्र. ९/९८

अमरावती

4 JUN 2021

NOTARY
R. S. BHOYAR
Dist. Amravati
Maharashtra
Regn. No. 15678
Expiry Dt. on
27-11-2024
GOVT. OF INDIA

NOTARY

01/07/2021

RAMESH S. BHOYAR
NOTARY ADVOCATE
Amravati (M.S.) India
Reg. No. 15678

FORM 'B'

[See rule3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Nitin Vitthalrao Bhatkar, Prop. of M/s Nitin Builders & Developers Age: 42 years, Occ: Business, R/o Gadge Nagar, Near Poonam photo Studio, V.M.V. Road, Shivaji Nagar, Amravati, Maharashtra – 444603** is promoter of the proposed project, 'ORCHID HEIGHTS', located at Layout Plot No.1 , out of Field Survey No. 215/1-B of Mouje- Rahatgaon Pragne Nandgaon Peth, Tq.Dist. Amravati.

I, **Mr. Nitin Vitthalrao Bhatkar Prop. of M/s Nitin Builders & Developers,** Age: 42 years, Occ: Business, R/o Gadge Nagar, Near Poonam photo Studio, V.M.V. Road, Shivaji Nagar, Amravati, Maharashtra 444603 is promoter of the proposed project, **'ORCHID HEIGHTS'**, located at Layout Plot No.1 , out of Field Survey No. 215/1-B of Mouje-Rahatgaon Pragne Nandgaon Peth, Tq.Dist. Amravati do hereby solemnly declare, undertake and state as under:

1. That I/we have a legal title Report to the land on which the development of the project is proposed 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 except that are mentioned in the Title Search Report.
3. That the time period within which the project shall be completed by me from the date of registration of project.
4. That seventy per cent of the amounts realised by me 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 I 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.

N.R.S. No III/763/2021

THIS DOCUMENT CONTAINS 03 PAGES

ATTESTED THE SIGNATURE OF THE EXECUTANT AND NOT RESPONSIBLE FOR THE CONTENTS.

7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Mr. Nitin Vitthalrao Bhatkar
Prop. of M/s Nitin Builders & Developers

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 Amrtavati on this 29 th. day of June 2021

Deponent

Mr. Nitin Vitthalrao Bhatkar
Prop. of M/s Nitin Builders & Developers

NOTARY
ATTESTED BY ME
01/07/2021
RAMESH S. BHOYAR
NOTARY ADVOCATE
Amravati (M.S.) India
Reg. No. 15378

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