

II/857/2024
N.R.S. No.



महाराष्ट्र MAHARASHTRA

2023

67AA 324936

मिनि विठ्ठल भट्ट देवराव. सहकार सोसायटी



NOTARY

FORM 'B'

[See rule3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Nitin Vitthalrao Bhatkar**, Prop. of **M/s Nitin Builders & Developers** Age: 44 years, Occ: Business, Office Address - **Krushna Complex, Irwin Square, Amravati Tq. & Dist. Amravati**, Pin code 444603, Maharashtra is the promoter of the proposed project, **'MY ORCHID HEIGHTS PHASE I'**, located at Layout Plot No.1 , out of Field Survey No. 215/1-B of Mouje- Rahatgaon Pragne Nandgaon Peth, Tq.Dist. Amravati.


12/04/2024
RAMESH S. BHOYSAR
NOTARY ADVOCATE
Amravati (M.S.) India
Reg. No. 15678

I, **Mr. Nitin Vitthalrao Bhatkar, Prop. of M/s Nitin Builders & Developers Age: 44 years, Occ: Business, Office Address - Krushna Complex, Irwin Square, Amravati Tq. & Dist. Amravati, Pin code 444603, Maharashtra** is promoter of the proposed project, '**MY ORCHID HEIGHTS PHASE I**', 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 ^{i.e. till 31/12/2028} 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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.
7. That I shall take all the pending approvals on time, from the competent authorities.



NOT

या दस्तऐवजामध्ये नमुद असलेल्या मजकुराशी
नोटरीचा काहीही संबंध नाही व नोटरी त्यासाठी
कोणत्याही प्रकारे जबाबदार राहणार नाही.

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

(03)

N.R.S. No. II/857/2024
THIS DOCUMENT
CONTAINS 03 PAGES

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 08 th. day of April 2024

Deponent

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



NOTARY

ATTESTED BY ME

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

