



MAHARASHTRA

2024

07 APR 2025

अ.क्र. 1041

दि 07 APR 2025 किंमत रु. 5000/-
RCD Realty

कोणाकरि-

हस्ते - नोमस सावळे

DC 375374

एस.एस. खेत्रे
स्टॅम्प रेडर हायकोर्ट
मुद्रांक परवाना क्र. 3101073
छत्रपती संभाजीनगर

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 I Nikhil Kalyanrao Chavan Age 34 Years Occupation:
Business, Partner of BCD Realty having Registered office at office no. 15 , Garkheda
Parisar , Ravindra Nagar Hsg Society, Tal & Dist Chatrapati Sambhajinagar (here in
after referred to as the said Firm) promoter of the proposed project / duly authorized by the
promoter of the proposed project, vide its/his/their authorization dated _____;



I **Nikhil Kalyanrao Chavan**, promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

★ We BCD Realty is entitled to construct the project "**Vivaan Elites**" on the plot of land bearing Plot No. 4 AND 4A, Gut No. 75/P, Aggregately Admeaereing 1766.5 Sq.Mtrs, Itkheda, Tal & Dist Chhatrapati Sambhajnagar has a legal title 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31/12/2030**.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



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 Aurangabad on this



IDENTIFIED & DRAFTED
BY Mr.:



AFFIDAVIT

I, Nilchi S/o Kalyanrao Chauhan
Aged 34 yrs Occ Business
R/o Chh. Sambhaji Nagar
Do Hereby State On oath That the C
of Document are true and correct to the
best of my knowledge & belief.
Hence Verified on 11/06/2025
at Aurangabad.

ADV. ANKUSH
Notary Govt. of India
Regd. No. 9077 Aurangabad
Mob. 9422626698 / 9421323878

