



महाराष्ट्र MAHARASHTRA

2023

56AA 408187

काण्ड सादर करावयात नदीसत कार्यालय
प्रमाणपत्रासाठीचे कायदा - अधिकारी 23/01/2024 दिनांक (16)
मदक घेणा- याचे नाव व पत्ता -
मदक विक्री बाबतची नोंद वही अनुक्रम 43120
मदक विक्री घेणा याची सही श्री. एम. वलिकर
सहभागीधारक मदक विक्रीसाठी सही मुद्रांक विक्री विक्री - 12/96-97 4502006 मुद्रांक विक्री, हिंगणघाट.
मदक विक्री तसेच मदक विक्री दान कार्यालय तहसिल रसम हिंगणघाट परवाना क्र. 82/96
4502006

FORM 'B'

[See Rule 3(6)]

NOTARIAL REG.	I
ENTRY NO.	159
DATE:	5-3-2024

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 Mr./Ms. Abhijit Subhash Bidkar s/o Subhash Bidkar promoter of the proposed project "Subhash Residency" land bearing Survey No. 20, Division-Nagpur, Mouza-Shahalangadi, Taluka-Hinganghat District-Wardha, PIN: 442301 /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____:

I, Abhijit Subhash Bidkar s/o Subhash Bidkar promoter of the proposed project "Subhash Residency" land bearing Survey No. 20, Division-Nagpur, Mouza-Shahalangadi, Taluka-Hinganghat District-Wardha, PIN: 442301 ~~duly authorized by the promoter of the proposed project~~ do hereby solemnly declare, undertake and state as under:

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 the 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.~~

- That the project land is free from all encumbrances.

OR

~~That 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.~~

- That the time period within which the project shall be completed by me/promoter from the date of registration of the project **31-03-2027**.

- (a) For new project:

That seventy per cent of the amount 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 the purpose.

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

- ~~(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, bank to cover the cost of construction and the land cost and shall be used only for that purpose.~~

OR

- ~~That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, bank to cover the cost of construction and land cost and shall be used than the estimated cost of completion of the project.~~

- That the amount from the separate account shall be withdrawn in accordance with Rule
- 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 a 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

- That I/the promoter shall take all the pending approvals on time, from the competent authorities.
- That I/the promoter shall inform the authority regarding 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.
- That I/the promoter ~~have~~ has furnished such other documents as have been prescribed by the rules and regulations made under the act.
- That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be

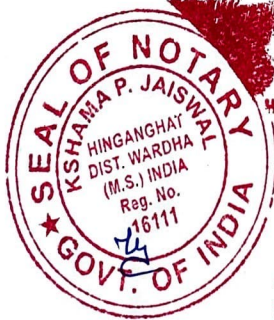
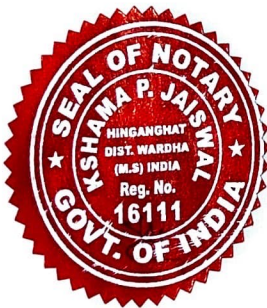
AS. Bidkar
Deponent
Abhijit Subhash Bidkar

Verification

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

Verified by me at

AS. Bidkar



AS. Bidkar
SWORN(SOLEMNLy AFFIRMED
BY Abhijit Subhash Bidkar
age 50 yrs R/o Nehru Ward Hinganghat
WHO IS PERSONALLY/KNOWN Dist Wardha
TO ME /IDENTIFIED BY Adv Kshama
P. Jaiswal
BEFORE ME THIS THE 5
DAY OF March 2024 AT HINGANGHAT

My Jaiswal
KSHAMA P. JAISWAL
NOTARY
HINGANGHAT, DIST. WARDHA (M.S.)

My Jaiswal
KSHAMA P. JAISWAL
/ ADVOCATE & NOTARY
Near Post Office Gandhi Ward
Civil Lines, Hinganghat. (M.H.)

