



महाराष्ट्र MAHARASHTRA 2017



01/07/2017



FORM 'B' [Seerule 3 (6)]

Affidavit cum Declaration

I, Amit Madhu Bathija partner of Paradise Superstructures the Promoter of the proposed project SAI WORLD EMPIRE do hereby solemnly declare, undertake and state asunder:

1. That I / promoter have / has 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 Development Agreement dated 29.09.2016 executed between such Co - Promoter/Land owner with Paradise Superstructures the Promoter for development of the real estate project is enclosed herewith

*[Signature]*



2. That the Promoter has mortgaged the project land to Indiabulls Housing Finance Limited for Construction Loan of amount Rs, 125 Crores.
3. That the phase-1 of the Project shall be completed by me/ promoter by 31<sup>st</sup> October 2022.
4. That seventy per cent of the amounts realised by me/ promoter for the real estate project from the allottees, herein after, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That I / 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 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 / promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That I/ the Promoter shall inform the Authority regarding all the changes that have incurred 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.

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 may be.

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 on this

day of

2017.

Deponent



ATTESTED

*[Signature]*



R. G. BIRADAR  
B. ALLER  
Advocate & Notary  
(GOVT. OF INDIA)  
E-6/11, Sector - 1, Vashi,  
Navi Mumbai - 400 703.

26 JUL 2017