



महाराष्ट्र MAHARASHTRA

2022

14AA 029943

ONLY FOR AFFIDAVIT (Article-4)

Reg. Serial No. 22758 Date 26 JUL 2022 Rs. 100

Stamp Purchaser Name Bethal Home

Place of Residence Rahatwadi Pune 12

Through Name Valsar Sinase

Stamp Purchaser or through Sign

Sign: JAY D. WANWARI, Lic. No.: 2201067
(Stamp Vendor) Firmpr, Pune-411 017.

It is certified by the reason for which who has purchased stamp should be used by him for that reason only within 6 Months from the date of Purchase.



AFFIDAVIT



FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMETER
OR ANY PERSON AUTHORIZED BY THE PROMETER

Affidavit cum Declaration

Affidavit cum Declaration of **BETHEL HOMES**

Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide
its/his/their authorization dated **26/07/2022**



We, **Mr. Shakir Asmat Iftekhari, Smt. Manisha Sudhir Bhosale, Mr. Suhas Dashrath Surve, Mr. Arvind Laxman Dayre, Mr. Sonba Bhimrao Survase** (Promoter's name) promoter of the proposed project '**Sudhir Empire**' (S no 79/2/7, Hissa no 5910(P), village Rahatani taluka Haveli) duly Authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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 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.

OR

That details of encumbrances NA including dues and litigation,
details of any rights, title, interest, or name of any party in or over such land, along with details.

3. That the time within which the project shall be completed by me/promoter/co-promoter from the date of registration of project '**Sudhir Empire**' – **31/12/2024**

4. (a) For new project:

That seventy per cent of the amounts realized by me/promoter/co-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.

- (b) For ongoing project on the date of commencement of the Act

- (i) That seventy percent of the amounts to be realized hereinafter by me/promoter/co-promoter for the real estate project from the allottees, from 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.

OR

- (ii) That entire of the amounts to be realized hereinafter by me/promoter/co-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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. 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 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.

7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/the promoter shall infer 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/the promoter have / has furnished such other documents as have been prescribed by the rules, and regulations made under the Act.
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.

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 on 26/07/2022




Mr. Shakir Asmat Iftekhari


Smt. Manisha Sudhir Bhosale


Mr. Suhas Dashrath Surve


Mr. Arvind Laxman Dayre


Mr. Sonba Bhimrao Survase




ATTESTED
RAJESH KISAN WAGH
NOTARY, GOVT OF INDIA
HAVELI (MAHARASHTRA)
Regd. No. 15747

Deponent
(Name of Promoters)

20 AUG 2022