



## **MARATHA**

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

### Affidavit cum Declaration

Affidavit cum Declaration of **M/S Pardis Tirumala LLP** promoter of the proposed project Shangrila /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

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

1. That I have a legal title Report to the land on which the development of the project is proposed

LAND

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## जोड़पत्र - २ /Annexure -II

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१. मुद्राक विकल्प का नाम, प्रमाणक / दिवाक	169011
२. दस्तावच प्रमाण	De
३. दस्त नामांकन कर्त्तार अंगत का ?	संघर्ष / नामा
४. मिळकताव घोड़यात्रा धरण -	
५. मुद्राक विकल्प का नाम व वर्णन	<b>PARDIS TIRUMAL</b>
६. हस्ते अस्त्रस्त्रियास त्वार्ये नाम, पत्ता व संहा	Flat No. 101, 5th Ave Plot No. 59, Sindhi Se Chembur, Mumbai - 400013

**PARDIS TIRUMALA LLP**  
Flat No. 101, 5th Avenue,  
Plot No. 59, Sindhi Society,  
Chembur, Mumbai - 400 071

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E.V. DAKE  
CHUNABHATTI, SION,  
MUMBAI  
MAHARASHTRA STATE  
REGN. No. 7337  
Expiry Date  
10.12.2023

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.
3. That the time period within which the project shall be completed by me/promoter from the date of registration 31/12/2026

4. For new projects :

That seventy per cent of the amounts realised 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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.

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.

For M/s Pardis Tirumala LLP

  
SANJAY DEVNANI  
PROMOTER

DATE- 20<sup>th</sup> November, 2023



ATTESTED BY ME  
K. V. DAKE B.Com, LL.B.  
NOTARY GOVT. OF INDIA  
High Court, Mumbai