

भारतीय गैर न्यायिक

सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL



MAHARASHTRA

2023

73AA 360895



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

Affidavit cum Declaration

Affidavit cum Declaration of **M/S Pardis Tirumala LLP** promoter of the proposed project Shangri-la /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

AND

जोड़पत्र - २ / Annexure - II

21 NOV 2023

१. मूद्रांक नं. / अंग, प्रमाण / दिनांक	19011
२. दस्तावेज प्रकार	Dec
३. दस्त नादना कारणार अंगित का?	होय / नाय
४. मिल्कताचे धोडयवात धणन -	PARDIS TIRUMALA LLP Flat No. 101, 5th Avenue, Plot No. 59, Sindhi Society, Chembur, Mumbai - 400 071
५. मूद्रांक विकत व / वाचव नाच व यती	
६. हसने अयल्ल्यास त्याचे नाच, पत्ता व सही	
७. मसनाय का कारण नाच	
८. मसनाय का कारण	
९. पत्ताकारका मूद्रांक विकतवाती नाच व परवाती नाच / यती मूद्रांक विकतये	वत मसनाय का पत्ताकारा का १२/१०२५, मसनाय-०६/२००, सेक्टर-२, पत्ताकारा का मसनाय - ४००००३.
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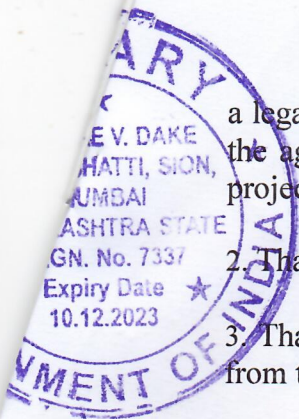
21 NOV 2023



FORM B
(See rule 3(B))

Affidavit cum Declaration

I, the undersigned, being a duly authorized officer of the project, do hereby solemnly declare, undertake and state as under:-
That I have a legal title Report to the land on which the development of the project is proposed.



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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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

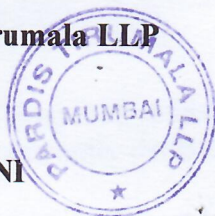
8. That I shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

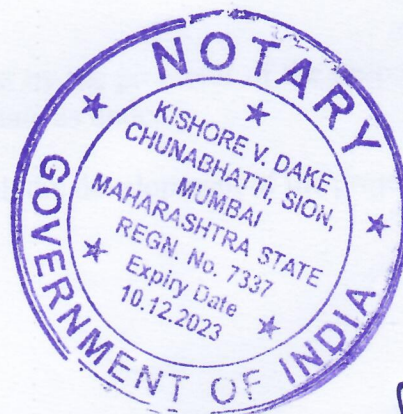
10. That I shall not discriminate against any allottee at the time of allotment.

For M/s Pardis Tirumala LLP

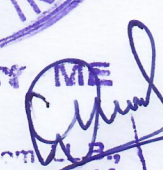

SANJAY DEVNANI
PROMOTER



DATE- 20th November, 2023



ATTESTED BY ME


K. V. DAKE B.Com., LL.B.,
NOTARY GOVT. OF INDIA
Sub Court, Mumbai