



महाराष्ट्र MAHARASHTRA

DK 522275



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sanjay Gehimal Devnani, Partner of Pardis LA LLP promoter of the proposed project "Sai Saburi" duly authorization dated _____

I, Mr. Sanjay Gehimal Devnani, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have 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 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 plot bearing CTS No. 386/9, 386/10 and 386/11 of village wadhvali (E) Mumbai -400074 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.~~

3. That the project shall be completed by me up to 31/12/2027

4. (a) 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.

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

~~(i) That seventy per cent of the amounts to be realised hereinafter 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.~~

OR

~~(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the~~



[Handwritten signature]

[Handwritten signature]

~~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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 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 of any apartment, plot or building, as the case maybe.



Pardis LA LLP

Mr. Sanjay Gehimal Devnani

Partner

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 Chembur on this _____

Pardis LA LLP

Mr. Sanjay Gehimal Devnani

Partner



ATTESTED BY ME

K. V. DAKE B.Com.-LL.B.,
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Mumbai-400 071

12 3 MAY 2025