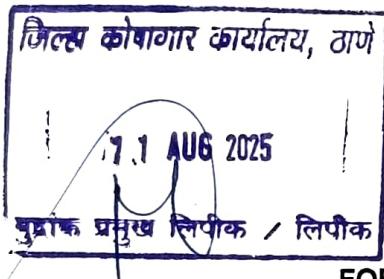




महाराष्ट्र MAHARASHTRA

● 2025 ●

DP 09313



FORM 'B'



See Rule 3(4)

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY
THE PROMOTER

Affidavit cum Declaration

I, Suman Kumar Memani, age 47 years, Director of M/s. Tigon Reality Pvt Ltd, authorized by Tigon Reality Private Limited, the Promoter of the proposed project named as "TIGON EARTH" do hereby solemnly declare, undertake and state as under:

1. I say that Anjana Co-operative Housing Society is the owner of the land bearing CTS No. 619A/5, 619A/6, 619A/7, 623A/12, 623A/13 and 1851 of Village

Suman Kumar Memani

14 AUG 2025

જાણપત્ર-૨ / Annexure-2

- १ मुद्राक ने नोंदवाई अनु क्रमाक/दिनांक
- २ दस्तावेज़ प्रकाश
- ३ दस्त नोंदवी करवार आहेत का?
- ४ निवारणाचे शोडक्यात वर्णन

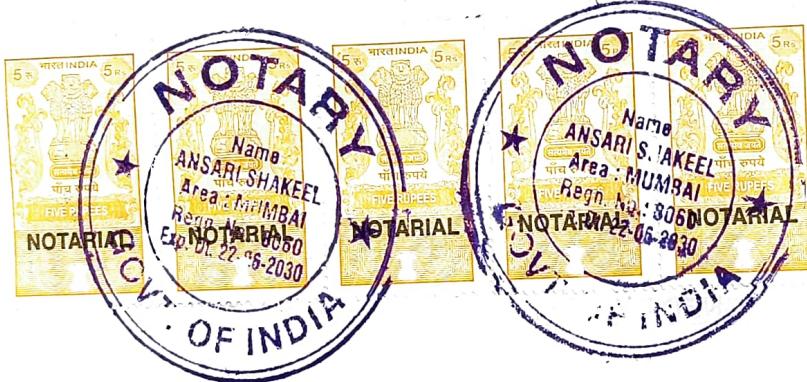
- ५ मुद्राक विकल रोपणात नाव व वर्णन
- ६ हरसे आरात्यारा अंग व वर्णन

- ७ दुसऱ्या पद्धतीर्थातील नाव
- ८ मुद्राक शुल्क रेटम

- ९ परवानाघरक मुद्राक विकेत्याची संडी व परदाना क्रमाक तसेच मुद्राक विवेदन विकाश/पत्ता

ज्यां कोरणाराठी ज्यानी मुद्राक पेपर खरेता केला त्यांच कारणासाठी मुद्राक ब्रेंडी कैल्पापासुन ६ महिन्यात वापरणे तंदनकारक आहे.

14 AUG 2025



Chembur, Pestom Sagar Road No. 6, Taluka : Kurla, Chembur (West) Mumbai – 400089.

That, We Tigon Reality Pvt Ltd, the promoters have a legal title 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 Development 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 the promoter is 31/12/2029;
4. That seventy per cent of the amounts realised by the 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 to cover the cost of the project shall be withdrawn in accordance with Rule 5
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of project.
7. That 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter 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.
10. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Suman Kumar Memani
Deponent

Verification

I the Deponent above, do here by verify that 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 this 7th day of Oct 2025.



Suman Kumar Memani

Deponent



ATTESTED BY ME
ANSARI SHAKEEL
NOTARY PUBLIC
GOVT. OF INDIA

8 OCT 2025