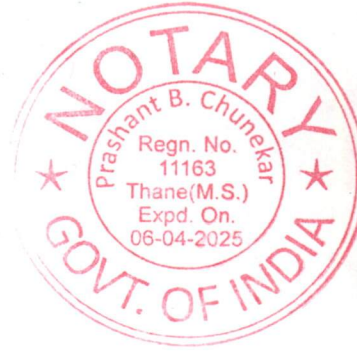
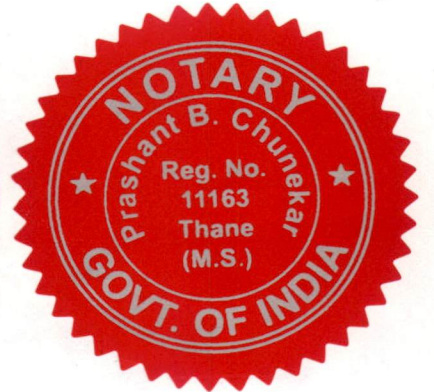




महाराष्ट्र MAHARASHTRA

2023

21 FEB 2024 CH 478699



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

Declaration, Supported by An Affidavit, which shall be signed by the Promoter or any Person authorized by The Promoter

Affidavit Cum Declaration

Affidavit cum declaration of **Pafilia Spaces LLP** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its / his / their authorization dated 17-Nov-2023

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

21 FEB 2024

जोडपत्र-१ Annexure - 1 / जोडपत्र- २ Annexure - 2

मुद्रांक विक्री नोंदवही अनुक्रमांक

12999

दिनांक

21 FEB 2024

दस्ता चा प्रकार

दस्त नोंदणी करणार आहे का ?

होय/नाही

मिळकतीचे थोडक्यात वर्णन

मुद्रांक विकत घेणा-याचे नाव

हस्ते असल्यास त्यांचे नाव

पत्ता व सही

Shardul Shivajirao Patil

Chy. Sri. Sotaki, Ghatoli

Mudr. Nr. Thane

दुस-या पक्षकाराचे नाव (जोडपत्र- १ वगळता)

मुद्रांक शुल्क रुपये : 500.

मुद्रांक विक्रेता परवाना क्र : 1201006

मुद्रांक विक्रेत्याची सही (श्री. अनंत दामू विशे)

मुद्रांक विक्रीचे ठिकाण : श्री कॉम्प्युटर, दुकाननं. ४३, कलेक्टर ऑफिस जवळ, कोर्टनाका, ठाणे ४००६०१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधन कारक आहे



1. **Mr.Sandeep Sudam Pawar** 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 I am fully aware about the legal encumbrances that are present pertaining to the said property of whose detailed information is also mentioned in the title certificate in clause no. 14, 15 which is stated as here under.

I have persued the Plaint in the Special Civil Suit No.429 of 2021 which came to be placed in my hand on/around 28th December 2023. That the plaintiffs in the said suit being Moushumi Dighe and Seva Poothan claim tenancy rights to the old Room No. 01 in the old structure that existed over the said property. That the suit is pending before the Civil Judge (S.D.) Thane.

3. That the time period within which the project shall be completed by me / promoter from the date of registration of project; is by **31-Mar-2026**

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 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 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 statement of accounts duly certified and signed by such practicing Chartered Accountants, 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 Authorities 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 may be.



For Pafilia Spaces LLP

Deponent

Designated Partner/Authorised Signatory

Verification

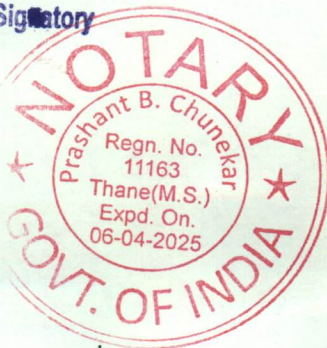
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **THANE** on this **21-Feb-2024**

For Pafilia Spaces LLP

Deponent

Designated Partner/Authorised Signatory



BEFORE ME

Prashant B. Chunekar
21/02/2024

PRASHANT B. CHUNEKAR

B.Com., L.L.B

Advocate & Notary Govt. of India
405 Bhartiraj CHS. Ltd., Manisha Nagar,
Near Nene's Classes, Kalwa (W),
Thane - 400 605.



21 FEB 2024



**DECLARATION AUTHORISED SIGNATORY**

We ,

1.	Shardul Shivajirao Pawar
2.	Anita Shardul Pawar

hereby solemnly affirm and declare that **Sharudul Shivajirao Pawar** to act as an Authorized Signatory for the business **Pafilia Spaces LLP** for which application for registration is being filled is under RERA.

All the actions in relation to this business will be binding on us .

Sr. No.	Full Name	Designation/ Status	Signature with Stamp
1.	Shardul Shivajirao Pawar	Partner	 M/S. Anita S. Pawar .
2.	Anita Shardul Pawar	Partner	Designated Partner/Authorised Signatory

Acceptance as an Authorized Signatory

I **Shardul Shivajirao Pawar** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

For Pafilia Spaces LLP

For Pafilia Spaces LLPShardul Shivajirao Pawar
Partner

Designated Partner/Authorised Signatory

Place : Thane
Date : 17-Nov-2023