



महाराष्ट्र MAHARASHTRA

2025

EB 908504



प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क. ८००००९९  
31 JUL 2025  
सकम अधिकारी

श्रीम. एस. एस. चव्हाण

### Affidavit cum Declaration

Affidavit cum Declaration of **M/s. Titan Infra** a Partnership firm, having its registered address at 1st Floor, 6, 74/B, Glasswala Building, L.J Road, Mahim (W), Mumbai - 400016 through its Authorised Partner and signatory **Mr. Mohammed Zeeshan Mohammed Tariq Ansari**, promoter of the project named "Pacifica Phase 2".

I, **Mr. Mohammed Zeeshan Mohammed Tariq Ansari**, Age 31 years, Adult, Occupation Business, Residing at Flat No 1, Merry Niketan Co-Op Housing Society Ltd, L.J Road, Mahim West, Mumbai - 400016 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

usan



5 AUG 2025

03443

संलग्न-१/ Annexure - 1

सक प्रतिज्ञापत्रासाठी / Only for Affidavit

1. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक
2. मुद्रांक विकत घेणाऱ्याचे नाव, रहिवासाचा पत्ता व सही
3. परवानाधारक मुद्रांक विक्रेत्याची सही: *Handwritten signature*
- व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता
- परवाना क्रमांक ४०००५९

**TITAN INFRA**  
Office No. 06, 1st Floor,  
74/B, Glasswala Building,  
Wanja Wadi Masjid Trust,  
L. J. Road, Mahim, Mumbai-400016.



मुद्रांक विक्रीचे ठिकाण/पत्ता : सौ. कांचन हर्षद बोंगाळे  
प्लॉट नं. २, बिल्डींग नं. २, विलियमस मैदानासमोर,  
महाराष्ट्र शासन, खेरनगर बांद्रा (पूर्व), मुंबई - ४०००५९  
राज्य शासकीय कार्यालय, मुंबई / त्याच कार्यालयसमोर प्रतिज्ञापत्र सादर वारणेस  
मुद्रांक कागदाची आवश्यकता नसून शासन आदेश दि. ०१/०७/२००४ नुसार  
या कारणासाठी ज्यांनी मुद्रांक शुल्क खरेदी केली त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

२०२५



(1) That I/promoter have/has a 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 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 of project; is 05/08/2028.

(4) 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 section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

(6) That I/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.

(7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.

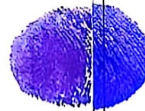
(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

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

(10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on Dated 11<sup>th</sup>/08/2025

W.H.T.



*[Signature]*  
Deponent

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 *Mumbai* on Dated 11<sup>th</sup>/08/2025

*[Signature]*  
11/8/2025

*[Signature]*  
Deponent



Reg. No. 11
Sr. No. 2789
Date 11/08/2025

<b>BEFORE ME</b>
<b>L. P. MAURYA</b>
Regd. No. 5296
<b>NOTARY GOVT. OF INDIA</b>
B/2, Green Lawns Co-op. Hsg. Ltd.,
Kapad Bazar Road,
Mahim, Mumbai - 400 016.