Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

IN-GJ32290780106073X

# INDIA NON JUDICIAL
# Government of Gujarat

4358 28/10/2025

SHILPA P SHAH, NOTARY
GOVT. OF INDIA

28/10/25

Rs. 100

सत्यमेव जयते

## Certificate of Stamp Duty

| | | |
|---|---|---|
| **Certificate No.** | : | **IN-GJ32290780106073X** |
| Certificate Issued Date | : | 28-Oct-2025 03:14 PM |
| Account Reference | : | IMPACC (FI)/ gjelimp10/ POLYTECHNIC/ GJ-AH |
| Unique Doc. Reference | : | SUBIN-GJGJELIMP106843246286O600X |
| Purchased by | : | PACIFICA BUILDERS PRIVATE LIMITED AND OTHERS |
| Description of Document | : | Article 4 Affidavit |
| Description | : | AFFIDAVIT |
| Consideration Price (Rs.) | : | 0 (Zero) |
| First Party | : | PACIFICA BUILDERS PRIVATE LIMITED AND OTHERS |
| Second Party | : | Not Applicable |
| Stamp Duty Paid By | : | PACIFICA BUILDERS PRIVATE LIMITED AND OTHERS |
| Stamp Duty Amount(Rs.) | : | 100 (One Hundred only) |

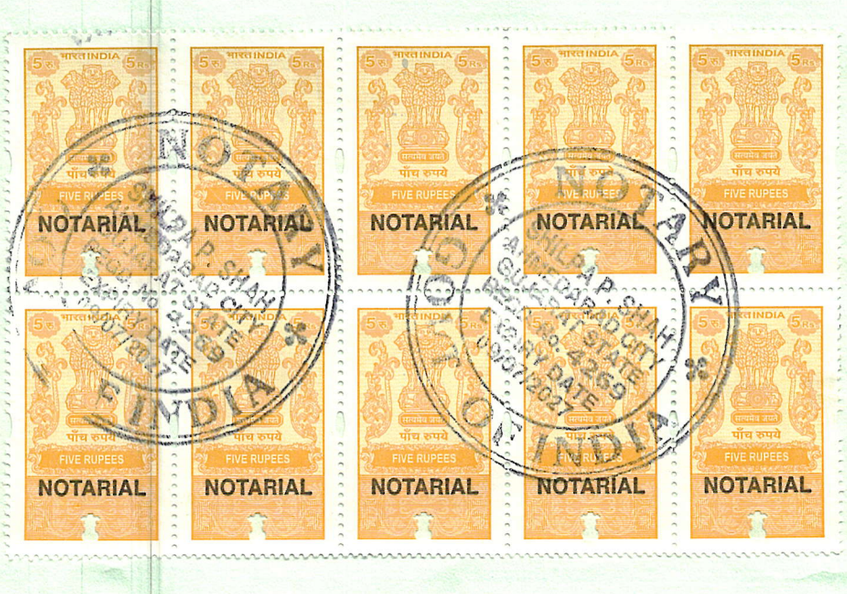
NOTARY
SHILPA P. SHAH
AHMEDABAD CITY
GUJARAT STATE
REGD. NO. 4269
EXPIRY DATE
08/07/2027
GOVT. OF INDIA

ELPL ELPL ELPL ELPL ELPL
ELPL POLYTECHNIC

GG 0023732942

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

28-Oct-2025 03:14 PM PACIFICA BUILDERS PRIVATE LIMITED AND OTHERS




**FORM 'B'**
**[See rule 3(4)]**

**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 **M/s. Pacifica Builders Pvt Ltd and M/s. Sylvanus Builders And Developers Ltd** Owners of the project named as **"BLISS TOWER (A1 AND A2)"** Proposed Residential Towers A1 and A2 Lower and Upper Combined Basement + Stilt Floor + 19 Upper Floors & Club House Block in comprised in S.Nos. 89/1A1A, 3A2, 90/1A2, 1B, 2A, 2B2A1, 2B2A2, 2B2B, 100/4, 5, 6, 7, 105, 106/1A,1B, 2, 3, 4,107/1, 110, 111/2B, 112/1, 2, 3, 4, 5, 6, 7, 113/3,

4, 5, 117/1A,1B1, 1B2, 2,3,4, 123/1, 2, 124, 125/1A, 1B,2A, 2B1, 2B2, 3, 127/1A,1B, 2, 129/1, 2A, 2B, 3, 130/1, 2, 3, 4, 131, 132/1B1, 1B2, 1B3, 2A, 2B, 3A, 3B1, 3B2, 4, 133/1B1A, 1B1B, 145/1, 2, 3, 4, 146, 147/1A1, 1A2, 1B, 2A, 2B, 148/1, 2, 3, 4A, 4B, 5, 149, 150, 151, 152/1, 2, 153/1A, 1B1, 1B2, 2, 154/1A, 1B, 2, 155/1, 2, 3, 172/1, 2, 173/1, 2A, 2B, 174/1, 2, 3A, 3C, 175, 176/1, 2A, 2C,3A, 3C, 4A, 4C, 5A, 5C,

Sylvanus Builders And Developers Ltd

Director/Authorized Signatory

PACIFICA BUILDERS PRIVATE LIMITED

DIRECTORS/AUTHORISED SIGNATORIES

177/1, 2A, 2C,3, 178/1A, 1C, 2A,2B1, 179, 180/1, 2A, 2B, 3A, 3C, 4A, 4C, 5A, 5B, 6, 181/1,182/1, 2A, 183/1, 2, 3, 4, 5, 6A1, 184/1A1, 1A3, 3A, 185/1,186, 187, 188, 189/1, 2A, 190/3A, 196/5A, 198/1, 199/1A1, 1A3, 1B, 1C, 2, 3, 200, 201/1, 3, 202/1, 3, 203, 204, 205, 206/1, 2, 207/1, 2A, 2B, 208, 209/1, 2B, 211/2A, 2B,212/1,4, 213 in Padur Village, Tiruporur Taluk and Panchayat union, 198/10 & 199/5A1 & 5A2 in Vandalur Taluk, Pudupakkam Panchayat & Village both in Chengalpattu District.

That **M/s. Pacifica Builders Pvt Ltd and M/s. Sylvanus Builders And Developers Ltd** Owners of the project do hereby solemnly declare, undertake and state as under:

1. That **M/s. Pacifica Builders Pvt Ltd and M/s. Sylvanus Builders And Developers Ltd** Owners who possess a legal title 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 project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us 31.12.2030.

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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in

Sylvanus Builders And Developers Ltd.
Director/Authorized Signatory

PACIFICA BUILDERS PRIVATE LIMITED
DIRECTORS/AUTHORISED SIGNATORIES

practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Sylvanus Builders And Developers Ltd.
Director/Authorized Signatory

ACIFICA BUILDERS PRIVATE LIMITED
DIRECTORS/AUTHORISED SIGNATORIES
Deponent(s)

**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 Ahmedabad on this 25th day of October 2025.

Sylvanus Builders And Developers Ltd.
Director/Authorized Signatory

ACIFICA BUILDERS PRIVATE LIMITED
DIRECTORS/AUTHORISED SIGNATORIES
Deponent(s)

NOTARY SHILPA P. SHAH AHMEDABAD CITY GUJARAT STATE REGD. No. 4269 EXPIRY DATE 09/07/2027 GOVT. OF INDIA

SOLEMNLY AFFIRMED
BEFORE ME
SHILPA P. SHAH
NOTARY
GOVT. OF INDIA
25/10/25

NOTARY SHILPA P. SHAH AHMEDABAD CITY GUJARAT STATE REGD. NO. 4269 GOVT. OF INDIA

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.