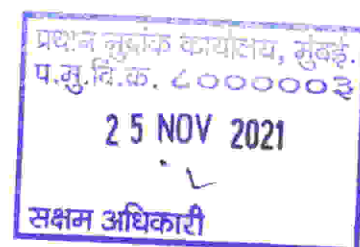


महाराष्ट्र MAHARASHTRA

2021

ZH 374005



श्री. दि. क. गवई

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 Mr. CHAMPALLAL VARDHAN, constituted Attorney to ATMARAM PATIL AND OTHERES (land owner) of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I M. CHAMPALLAL VARDHAN constituted Attorney to (owner) ATMARAM PATIL AND OTHERES of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

...2/-

[Signature]

फॉर्म प्रतिलिपिसाठी Only for Affidavit (U/T)

मुद्रांक विकत घेणाऱ्याचे नाव **Pioneer Housing**
मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता **322, Commerce House**
140, N. M. Road, Fort
मुद्रांक विक्रीबाबतची बॉर्डर वरील अनु. क्रमांक **Mumbai - 400 001**

000820

मुद्रांक विकत घेणाऱ्याची राहणी परवानाधारक मुद्रांक विक्रीबाबतची सही

परवाना क्रमांक: ८०००००३

मुद्रांक विक्रीचे नाव/पत्ता: श्री. अशोक चंद्रकांत शिंदे

२९०, शशिधर भगत रोड, वज्रपत्ता २/१५, अंबर गुफा, फोर्ट, मुंबई-४०० ०११.

प्रामाणिक केवळ विक्रीसाठीच वापर करावा. नसल्यास तत्काळ निलंबित करणेसाठी मुद्रांक

कायदाची आवश्यकता नाही. (काल आदेश दि. ०५/०६/२००४) नुसार

नया कायदासाठी नवीन मुद्रांक करची वेळ त्यांनी त्याच कायदासाठी मुद्रांक करची
केवळ पुरातन ६ महिन्यांचा कायदा लागू होत आहे.

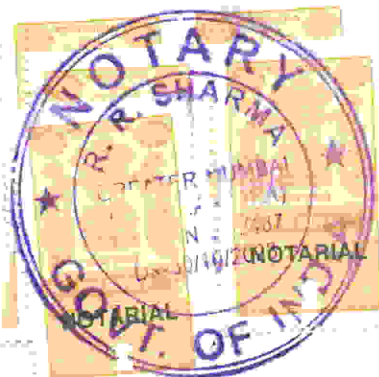
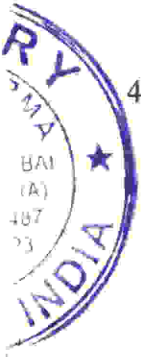
29 NOV 2021

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...2...

1. The promoter has a legal title Report to the land on which the development of the project is proposed Senroofs, Building No. D1, Wing B known as SENON. On 14th December, 1993 the Promoter has entered into an Development Agreement with Janardhan Atmaram Patil & Others and M/s. Crescent Builder for the purpose of development.
2. There are certain litigations pending before the judicial and quasi-judicial authorities against the promoter viz. a) suit no. 3051 of 2011 (in high court of Bombay) filed by Indumati Dattaram Patil and others, which is pending.
3. That the time period within which the project shall be completed by promoter is 31st December, 2027
4. For Ongoing project on the date of commencement of the Act.
 - (i) That seventy percent of the amounts realised by 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 Rule 5 by the Promoter.
6. 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.
7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. 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.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment.



BEFORE ME
[Signature]
R. R. SHARMA
B.Sc., (Hon.) LL.B
ADVOCATE HIGH COURT &
NOTARY, GOVT. OF INDIA
FLAT No. 2, 'C' WING, BLDG, No. 2,
SHREE SAI COMPLEX CHS., BANDOOK
ALA COMPOUND, OPP S T BUS DEPOT
SAYANI ROAD, MUMBAI - 400 025.

[Signature]

(Mr. CHAMPALLAL VARDHAN)
C. A. To to Owner
ATMARAM PATIL AND OTHERES

2 DEC 2021