



महाराष्ट्र MAHARASHTRA

जोडपत्र 2

2021 079080 ZF 229456

मुद्रांक विक्री नोंदवही अनु. क्रमांक दिनांक

दस्तावा प्रकार ,

दस्त नोंदणी करणार आहे का ? :- होय / नाही

भिळकतीचे थोडक्यात वर्णन

मुद्रांक विकत घेणा-याचे नांव..... M/S. PIONEER HOUSING

हस्ते अश्ल्यास त्यांचे नाव, पत्ता..... "SENROOFS PROJECT",

..... GOREGAON-MULUND LINK ROAD,

..... NAHUR (EAST), MUMBAI - 400 061

दुस-या पक्षकाराचे नाव..... TEL. MOB:- 9702821188 / 12277

मुद्रांक शुल्क रक्कम

परवानाधारक मुद्रांक विक्रेत्याची सही (सौ. शिल्पा एस. नाईक) :

तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता :- नाईक कमर्शियल सेंटर, शांति नं. 2, अनंद पॅलेस बिल्डींग,

..... भवानी चौक, टेबी नाका, ठाणे (प).

मुद्रांक प्रमुख लिपीक / लिपीक

22 NOV 2021

22/11/2021

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.)

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

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. Pioneer Housing** a partnership firm constituted under Indian Partnership Act. 1932 having its registered office Address 322, Commerce House, 140, N. M. Road, K.M. Vardhan Chowk, Fort, Mumbai – 400 001 (hereinafter referred to as “the Promoter”) of the duly authorised by the **Mr. Karan C. Vardhan** being the Partner of M/s. Pioneer Housing and the promoter of the proposed project.

...2/-

...2...

I, **Mr. Karan C. Vardhan**, one of the partner of M/s. Pioneer Housing of the Proposed Project, do hereby solemnly declare, undertake and state as under:

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 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.



...3/-

...3....

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.

For M/S. PIONEER HOUSING



KARAN C. VARDHAN

Authorised Signatory

Deponent


Verification

I the deponent above do here by verify the contents of my above Affidavit Cum Declaration are true and correct to the best of my knowledge and I have not concealed nay material facts

Verified on this _____ day of DEC 2021 2021

Deponent



BEFORE ME

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
WALA COMPOUND, OPP. S.T. BUS DEPOT
SAYANI ROAD, MUMBAI-400 025.

- 1 DEC 2021

