



महाराष्ट्र MAHARASHTRA

2017

SF 321156



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



श्री. सु. का. पाटील

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 Pyramid Developers a Partnership Firm
duly registered under the provisions of Indian Partnership Act, 1932
having their office at Office No.25, 2nd Floor, Dheeraj Heritage,

[Signature]

फक्त प्रतिज्ञापत्रसाठी / Only For Affidavit
१) मुद्रांक विक्री नोंदवही अ. क्र. क्रमांक/दिनांक
(Serial No./Date)

२) मुद्रांक विक्रेता का नाम/पता व सही
(Stamp Purchaser's Name/Place of
Evidence & Signature)

(Stamp Purchased)
residence & registration)

३) परवाना (किस्तों के बिना) जारी है।

परवाना जारी करने वाले अधिकारी का नाम और पद

(Signature)

परवाना क्रमांक : १०८२३३
मुद्रांक दिनांक : २००४

श्रीप नं. १००/१९७८
समाप्तकीय वाराणसी
समाप्तकीय वाराणसी

कारणों के कारण से।
कारणों के कारण से।



DOSEN KUMAR RJI
Gd. KUMBAR
MASUKASINTA
Revisi No. 30.2
11/10/2021



NOTARIAL NOTARIAL NOTARIAL

PYRAMID DEVELOPERS
 25, CHETANA KUTRA
 S. V. ROAD, SANTARPUZ NEET
 MUMBAI - 400 054

031093

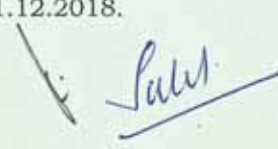
NOTA
DINESH KUMAR
Gr. MUMBAI
MAHARASHTRA
Resd. No. 906
Exp. DL21/10/21
CONF. OF IN



S.V. Road, Santacruz (West), Mumbai - 400 054 (hereinafter referred to as "the Promoter") duly represented by Mr RAFIQUE M QURESHI and Mr. SALEH N MITHIBORWALA Partners of Pyramid Developers and the Promoter of the ongoing Project.

I, Mr RAFIQUE M QURESHI and Mr. SALEH N MITHIBORWALA, Partners of Pyramid Developers and Promoter of the proposed on going Project, duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. The Promoter has a legal right to the land on which the development of the Project is proposed.
2. Satra Buildcon Private Limited (Co-Promoter No.1) has obtained sanctioned loan of Rs.130 cr. from IDBI Bank Ltd against its demarcated area to carry out and complete the construction of sale building.
3. There are certain litigations viz; (a) 33 appeals pending before Deputy Collector for deciding eligibility of the slum dwellers who had been held non-eligible, (b) Criminal Application No. SW/311/2012 AT 12th Court of Metropolitan Magistrate at Bandra, (c) L.C. Suit No. 595 of 2011 and L.C. Suit No. 3553 of 2011 in the City Civil Court at Dinoshi Branch and (d) Writ Petition No. 2194 of 2014, Writ Petition No. 3553 of 2013 and Writ Petition No. 3122 of 2015 in the Hon'ble High Court of Bombay against Promoter which is pending for admission, save and except that there are no litigation pending before any Court of Law and the said land is free from all encumbrances.
4. That the time period within which the Project shall be completed by the Promoter /Co-Promoter No.1 is 31.12.2018.





5. That seventy per cent of the amounts to be realized hereinafter by the Promoter/ Co-Promoter No.1 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.

6. That the amounts from the separate account, to cover the cost of the Project shall be withdrawn in accordance with rule 5 by the Promoters and Co-Promoters No.1 - Satra Buildcon Private Limited.

7. That the Promoter and the Co-Promoter No.1 shall get the accounts audited within six months after the end of every financial year by practicing Chartered Accountant in practice and shall produce a statement of accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular Project have been utilized for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.

8. That the Promoter / Co-Promoter No.1 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/ Co-Promoter No.1 shall take the pending approvals, if any, on time, from the Competent Authorities.

10. That the promoter/ Co-Promoter No.1 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



11. That the Promoter/ Co-Promoter No.1 shall not discriminate against any Allottee at the time of allotment of any Apartment on any grounds.

For Pyramid Developers

RAFIQUE M QURESHI

SALEH N MITHIBORWALA

(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 this 27th day of July 2017.

For Pyramid Developers

RAFIQUE M QURESHI

SALEH N MITHIBORWALA

(Deponent)



Identified by me



BEFORE ME

DINESH KUMAR RAI
Notary Gr. Mumbai
Maharashtra
(Govt. Of India)
Regd. No. 9062