



उत्तर प्रदेश UTTAR PRADESH

16AD 307622

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

AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of promoter M/s Pioneer eServe Private Limited in respect of the "Tower A" of IT Project NOIDA ONE (proposed project) situated at Plot No. 8, Pocket-B, Sector -62, Noida, through Shri Arjun Kumar Goyal, duly authorized vide its Board Resolution dated 21/07/2017.

I, Arjun Kumar Goyal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the project is undertaken.
2. That the said land is having the following encumbrances.

The said project has been mortgaged to Axis Bank Ltd. Gole Market, New Delhi, to avail Project finance.

3. That the time period within which the project shall be completed by the Promoter is 30/06/2019.

For Pioneer e Serve Pvt. Ltd

Authorised Signatory

4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the Promoter shall get the accounts audited within six months after the end of every financial year by a 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 shall take all the pending approvals on time, from the competent authorities.

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 of any apartment, plot or building, as the case may be, on any grounds.

11. I declare that the PAN Card/ CIN Number uploaded on the website is correct and both are of the Promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc. are found misleading or wrong, the authority may reject the registration.

For Pioneer e Serve Pvt. Ltd

Deponent Signatory

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 Noida on this 26th day of July, 2017.

For Pioneer e Serve Pvt. Ltd

Deponent Authorised Signatory