

PIONEER ASSOCIATES

CONTRACTORS, DEVELOPERS & ENGINEERS

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Ref No.....

Date

CLARIFICATIONS

- 1) **Inadvertently** an inappropriate plan of an old project was uploaded for which the Total Land Area, Flat Number, etc. had mismatched. Now the actual Sanctioned Plan along with the Actual Sanction Letter is uploaded. Since the column of Total Land area is uneditable; therefore, the **Actual Area of land developed Residential purpose will be 168 sq.mtr.** instead of **328 sq.mtr.** and the **Total Area of Land Developed for the Project will be 223 sq.mtr.** instead of **383 sq.mtr.** and **Area of land develop Commercial purpose will be same i.e. 55 sq.mtr.**
- 2) The validity of a Sanctioned Plan in respect of completion of such project is not provided by any **Land Owner(s)**, instead such time is provided by any **Competent Authority, Eg: Municipality, etc.** In our case such Authority to sanction plans is **Khardah Municipality**. Since the Sanction date as per Actual Sanction Letter is **17/04/2026** and it is clearly mentioned that the plan is valid for **3 (Three) Years**, from date of such sanction. Therefore, the proposed completion date **i.e. 31/03/2029** is **"Valid"** in all aspect and not in any kind of **Violation of Time Provided by the Competent Authority (Khardah Municipality)**.
- 3) In our previous projects the department instructed us to mention the term **"Covered Parking"** and **"Open Parking"** instead of the term **"Garage"** and as such we mentioned it in our declarations for previous projects and got them successfully registered and acquired RERA Registration Numbers respectively.
- 4) The date of partnership agreement is **20-02-2010** and date of pan is also **20-02-2010**. Therefore, there is **no mismatch** between the Partnership formation date and PAN date. Most probably the mismatch is identified on comparing the **Notarized Date** in Notarial Certificate and **Pan Date**.
- 5) Please find the attached **Bastu Land Type** clarification certificate provided by our Advocate.

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Partner