

जॉइंटपत्र-१ / Annexure - II

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक	214519
२. दस्तावेज प्रकार	हस्त / नस
३. दस्त नोंदणी करणार आहेत का ?	होय / नाही
४. मिळवून घेणे शक्यता	
५. मुद्रांक विक्री घेणाऱ्याचे नाव व सही	Adityanaj Realty
६. हस्ते असल्यास त्याचे नाव, पत्ता व सही	Prachin Var
७. दुसऱ्या पक्षाकराचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानगारक मुद्रांक विक्रीसाठी सही व परवाना हस्तांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता ड. ६/१/१, सेक्टर-१, दादरी, नवी मुंबई	सौ. रोहिणी आर. विरादार परवाना क्र. १२०१०२४
ज्या ठरवणाऱ्यांनी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केलेल्यातून ६ महिन्यात यासाठी धनकारक आहे.	

171 FEB 2019





1. I say that Maharashtra Housing and Development Authority (hereinafter referred to as "MHADA") is the owner of land: Pant Nagar Saphalya C.H.S. Ltd being Building No. 36 (hereinafter referred to as "the society") was well and sufficiently entitled to leasehold rights of all that piece or parcel of land admeasuring 863.75 m² or thereabouts,

All bearing Survey No. 236A, [part] and City Survey No. 5662 [part], Bldg. No. 36 known as "Pant Nagar Saphalya Co-Op. Hsg. Soc. Ltd." of Village Ghatkopar – Kiroli, F. P. No. 311 / A, TPS – III, Ghatkopar, at Pant Nagar, Ghatkopar (E), Mumbai – 400 075.

2. The promoter has acquired Development Right of the said land by executing and registering Development Agreement for Redevelopment with aforesaid society. I have enclosed a title Clearance certificate along with copy of Development Agreement for Redevelopment as a part of online application for registration of Project,
3. The total area of the land is 863.75 sq. mtrs. as per Demarcation and NOC issued by Concerned Authority of MHADA.
4. Subject to approvals from the Concerned Authority of MHADA, we are proposing to construct ONE building having TWO wings on the said property collectively to be known as "Pant Nagar Saphalya C.H.S.LTD" (hereinafter referred to as "the building") ONE building having TWO wings with 16 upper residential floors with Ground Floor Parking and open terrace.
5. That the project land is free from all encumbrances,
6. That the time period within which the project shall be completed by promoter is 3 years i.e. 31st March 2022.
7. I declare and state that 70% of the amounts to be realized hereinafter by promoter for the real state 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.
8. I declare and state that the amounts from the separate account shall be withdrawn in accordance with rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agent, Rates of Interest and Disclosures on Website) Rule 2017

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5/1/22

9. I say and declare that the promoter shall get the accounts audited within six months after the end of every financial year by 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
10. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
11. I say and declare 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.
12. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
13. I say and declare that the promoter shall not discriminate against any allottee at the time of allotment to any apartment. Plot or building, as the case may be


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verification by me at Mumbai on this

16 APR 2019

BEFORE ME




DINESH G. BHOIR
ADVOCATE & NOTARY
D-1/4, RIDDHI SIDDHI C.I.
RAJAWADI, VIDYAVIHAR
MUMBAI - 400 077.
Reg. No. 8329

16 APR 2019