



महाराष्ट्र MAHARASHTRA

2020

WZ 816469



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क. ८००००९
22 JUL 2020
सक्षम अधिकारी

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

I, Mr. PRAMOD SHRIDHAR MOHITE, aged 57 years, Occupation Business, Residing at Plot No. 12, 3rd Floor, Aksharshilp, Avdhoot C.H.S. Ltd., Nana Shankar Seth Road, Vishnu Nagar, Dombivli [West], Dist. Thane 421 202, the designated Partner of M/s. MOHITE REALTORS do hereby solemnly declare, undertake and state as under :

For MOHITE REALTORS

Partner

391

जोडकर्ता - १ Ambasure

अथवा अतिरिक्तपत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता

मुद्रांक विक्रीबाबतची नोंद केली असु. क्रमांक

मुद्रांक विकत घेणाऱ्याची सही

परवाना क्रमांक ८०००००९

मुद्रांक विक्रीचे नाव/पत्ता ज्योती पी. दुआ

६, कॉडोजी विल्डिंग नं. ३, टाटा होस्पिटल, परेल, मुंबई - ४०० ०९३

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिलिपि भर करणेसाठी मुद्रांक

कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) नुसार

त्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक

केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

परवानाधारक मुद्रांक विक्रित्याची सही

MOHITE REALTORS
201, Rajas Residency,
Plot Office Building No. 1,
Near Umbreshwar Sainath Temple,
Opp. Building No. 81, Pant Nagar,
Ghatkopar (E), Mumbai - 400 075.

4 AUG 2020



MOHITE REALTORS

Barbed

1. I say that Maharashtra Housing & Area Development Authority [hereinafter referred to as "MHADA"] is the Owner of Land of PANTNAGAR MANGAL C.H.S. Ltd., Building No. 95 [hereinafter referred to as "THE SOCIETY"] was well and sufficiently entitled to leasehold rights of all that piece or parcel of land admeasuring 844.42 Sq. Mtr or thereabouts.

All bearing C.T.S.No.184 C/1A (Pt.) Survey No. 236-A, Building No.95 known as 'Pant Nagar Mangal C.H.S. Ltd' at Pant Nagar Village Ghatkopar, MHADA Layout, Ghatkopar (East), Mumbai- 400075.

2. The promoter has acquired Development rights of the said Land by executing and registering Development Agreement & Supplemental Development Agreement with 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. That the project land is free from all encumbrances.
4. The total area of the land is 844.42 Sq. Mtr. As per demarcation and NOC issued by Concerned Authority of MHADA.
5. 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 "Pantnagar Mangal C.H.S. Ltd." [hereinafter referred to as "The BUILDING"] with 16 upper residential floors with Ground Floor Parking and open terrace.
6. That the time period within which the project shall be completed by Promoter is 42 Months i.e. 30th November 2024
7. I declare and state that for ongoing projects on the date of Commencement of the Act (i) that 70% of the amounts to be released hereinafter 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 the construction and the land cost and shall be used only for that purpose.



For MOHITE REALTORS

Partner

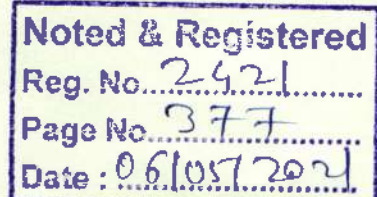
8. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
9. That the promoter shall get the accounts audited within Six months after the end of Every Financial Year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant and it shall be certified during the audit that the amounts collected for a particular projects have been utilized for the project and the withdrawal has been compliance with the proportion to the percentage of completion of the project.
10. That I shall take all the pending approvals on time from the Competent Authorities.
11. That I shall inform the Authority regarding all the changes that have occurred in the information furnished under the sub-section (2) of section 4 of the Act and under rule 3 if these rules, within 7 days of the said changes occurring.
12. That I will furnish such other documents as have been prescribed by the rules and regulations made under the Act.
13. That I shall not discriminate against any allottee at the time of allotment of any apartment / Flat, as the case may be on any grounds.

Yours Faithfully,

For MOHITE REALTORS

PARTNER

Partner



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 ___ day of ___



BEFORE ME

DINESH G. BHOIR
B.A.L.L.B.
ADVOCATE & NOTARY
D-1/4, RIDDHI SIDDHI C.H.S.,
RAJAWADI, VIDYAVIHAR (E),
MUMBAI - 400 077.
Reg. No. 8329

- 6 MAY 2021



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20822/02977

To,

प्रमोद श्रीधर मोहिते

Pramod Shridhar Mohite

S/O: Shridhar Mohite

12/3, Aksharshilp Avdhoot CHS

NSS Road

Near Central Bank Vishnunagar, Dombivli West

Kalyan

Vishnunagar Kalyan Thane

Maharashtra 421202

9820124784

02/04/2013

Ref: 1203 / 16G / 1835913 / 1836119 / P



SH037377815FT



आपला आधार क्रमांक / Your Aadhaar No. :

4836 5044 7815

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



प्रमोद श्रीधर मोहिते

Pramod Shridhar Mohite

जन्म वर्ष / Year of Birth : 1964

पुरुष / Male



4836 5044 7815

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
PRAMOD SHRIDHAR MOHITE

भारत सरकार
GOVT. OF INDIA

SHRIDHAR RAJARAM MOHITE

30/04/1964

Permanent Account Number
AFOPM3174N

Signature

6102012

