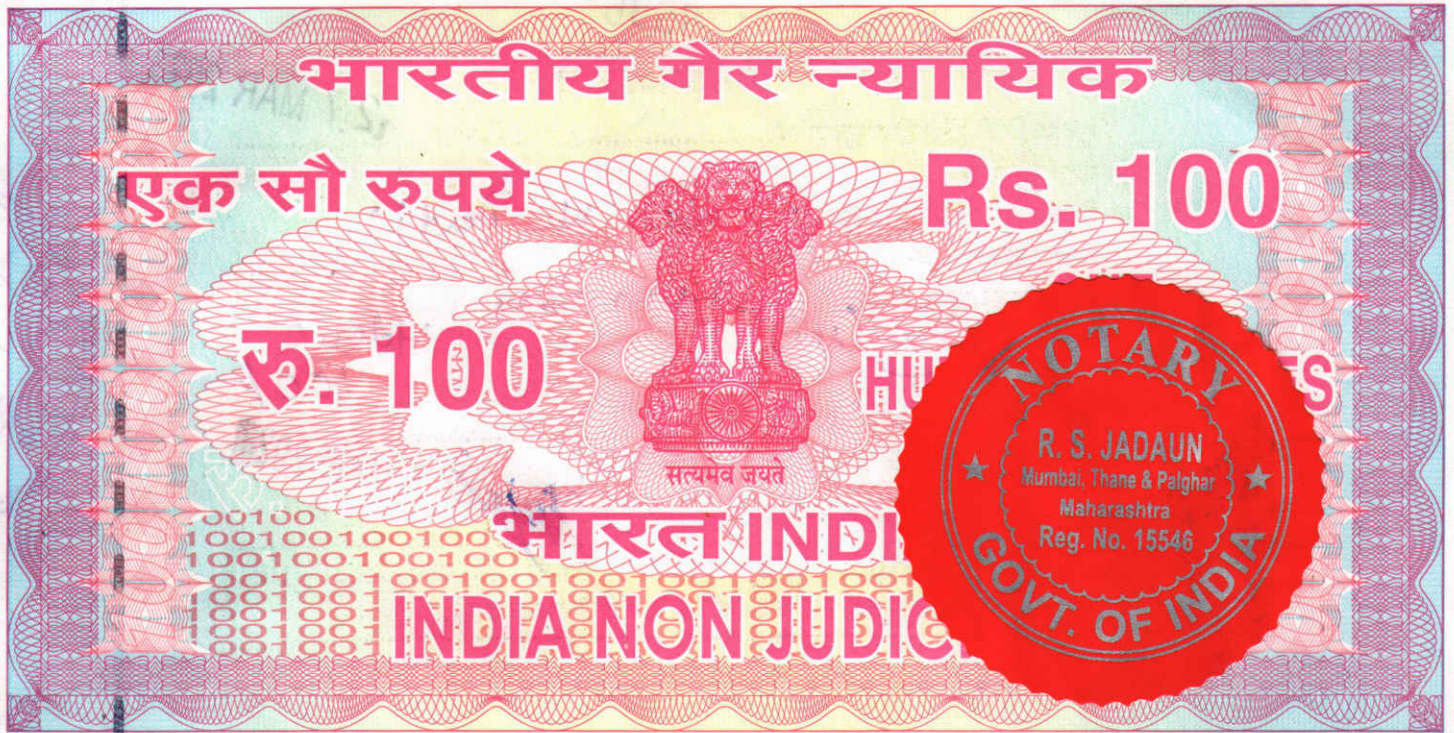




महाराष्ट्र MAHARASHTRA

2022

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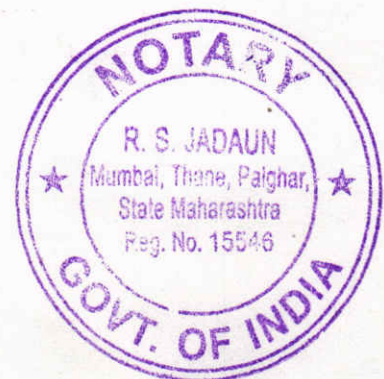
जिल्हा कोषागार कार्यालय, ठाणे
23 MAR 2023
मुद्रांक प्रमुख लिपीक / लिपीक



Affidavit cum Declaration

I, Manish Nandkumar Patil having address at C/G-01/02, Shalini Complex, Opp. Garden City, Near 7/11 Hospital, Dipak Hospital Road, Mira Road (East), Thane - 401107, do hereby solemnly affirm and declare as under :-

Manish Patil



128696

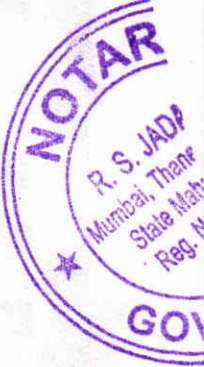
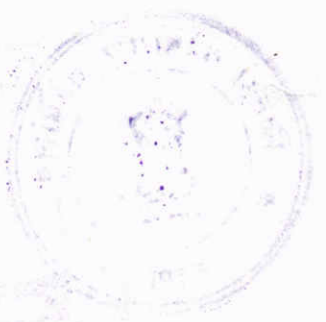
जोडपत्र - २

27 MAR 2023

मुद्रांक विहीन बॉन्डवरी अनुक्रमणिका दिनांक
दाखलाचा प्रकार शरण बोंबरी कारभार आहे का? होय/नाही
निष्कर्षातील ओळखपत्राचा वर्णन **manish N. Padi**
मुद्रांक विहीन बोंबण्याचे नांव
हस्त लेखनाच्या हस्ताचे नांव **Shy (u)**
पत्ता **42eno**
मुद्रांच्या प्रकाशनाच्या नावा मुद्रांक शुल्क कायदा **100/-**
मुद्रांक विक्रेत्याची नावी (श्री. बाबाजी मोहंते)
मुद्रांक विक्रीचे ठिकाण/पत्ता - बी.एस.टी. रुपा, ८/२६,
भाईर होमिंग सेंटर, भाईर (पं.)-४०० ९०९. मुद्रांक शुल्काचा क्र. ९२०९००९

27 MAR 2023

ज्या कायद्यासाठी ज्यांनी मुद्रांक जखरेदी केला त्यांनी त्याच कायद्यासाठी मुद्रांक
सोयी देण्यापासून ६ महिन्यांचा वापरणे बंधनकारक आहे.





1. That I am a joint owner along with Anjani Kumar Co. Pvt. Ltd. of following lands situate at being and lying at Revenue Village Bhayandar, Taluka & District Thane which is now falling within local limits of Mira Bhayandar Municipal Corporation :-

Sr. No.	Old S. No.	New S. No.	Hissa No.	Total Area [Sq. Mtrs.]
1.	241	34	10	230
2.	236	30	11	380
3.	279	186	3	630
4.	241	34	6	975
5.	236	30	10	630
			Total →	2845

2. That Mira Bhayandar Municipal Corporation by and vide its order bearing No. MB/MNP/NR/4459/2021-22 dated 25th March 2022, has already sanctioned the development plan of the Said Land. The said plan presently consists of an FSI of 11211.47 sq. mtrs. And same is as under :

Building No	Area
1	5,320.81
2	5,320.81
Hall Building	569.85
Total	11,211.47

Building 1 & 2 are sanctioned as Ground + 18 upper floors and Hall sanctioned as Ground + 2 upper floors.

3. That we (I and Anjani Kumar Co. Pvt. Ltd.) have executed an agreement dated 28/03/2023 wherein it's agreed that Building 1 in the approved plan shall be developed by and owned by Anjani Kumar Co. Pvt. Ltd. Building 2 shall be developed and owned by me through my firm M/s Mayur Construction Co. The hall of building shall be developed and owned by both of us in equal proportion.

[Handwritten signature]

4. That Anjani Kumar Co. Pvt. Ltd. shall register Building 1 as a separate project with MahaRERA authority. I have no objection in same.
5. That I shall have no right on any sales proceed received by Anjani Kumar Co. Pvt. Ltd. with respect to flats sold in Building 1.

Mumbai, On this 30th, day of March 2023 .

SOLEMNLY DECLARED AT MUMBAI

BY THE WITHINNAMED

Shri Manish Nandkumar Patil

}

[Signature]

Before Me/us

Explained, interpreted &

Identified by me/us.

In Presence of Witness

1. Bindu Yadav

[Signature]

2. Sheela Rathod

[Signature]



ATTESTED BY ME

[Signature]
30/03/2023

R. S. JADAUN

Advocate & Notary Govt. of India
Office:- Shop No. 1, Walchand Shopping Centre,
Near M.B.M.C., Station Road,
Bhayander (W), Dist. Thane-401 101.
Mobile: 9076149537

30 MAR 2023