



भारतीय गैर न्यायिक

एक सौ रुपये Rs.

रु. 100 HUNDR

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY SUNITA S. GOLE Dist.Thane (M.S.) Regn.No.10294/13 Expiry Date 24 Sept.2028 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 93AA 874382

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे

12 0 FEB 2024

मुद्रांक प्रमुख लिपीक / लिपीक

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AFFIDAVIT

I, **Mr. Sandeep Sudam Pawar**, Age : 71 yrs., R/at: Sunita Sadan, Ghantali, Devi Road, Naupada, Thane (W) abovenamed do hereby take oath and state on solemn affirmation as under :-

NOTARY SUNITA S. GOLE Dist.Thane (M.S.) Regn.No.10294/13 Expiry Date 24 Sept.2028 GOVT. OF INDIA

जोडपत्र - २

मुद्रांक विक्री नोंदवही अनुक्रमांक 695966 दिनांक 21 FEB 2024

दस्ताचा प्रकार ..... AFF .....

दस्त नोंदणी करणार आहेत का ? :- होय/नाही

मिळकतीचे थोडक्यात वर्णन ..... AFF ठाणे .....

मुद्रांक विकत घेणाऱ्याचे नांव ....

हस्ते असल्यास त्यांचे नांव, पत्ता ..... दीप सुदाम पवार ठाणे स्वप्नील .....

सही .....

दुसऱ्या पक्षकाराचे नांव .....

मुद्रांक शुल्क रक्कम .....

परवानाधारक मुद्रांक विक्रेत्याची सही-

(श्री. शंकर साहेबराव यादव) .....

मुद्रांक विक्रीचे ठिकाण/पत्ता-जिल्हा सत्र न्यायालय, ठाणे.

परवाना क्रमांक - १२०१०३१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

NOTARY SUNITA S. GOLE Dist Thane (M.S.) Regn.No.10234/13 Expiry Date 24 Sept.2028 GOVT. OF INDIA

I say that I am having PAN No. **BHCPP3343P** and I am the owner of the property named **Sunita Sadan** having address as Sunita Sadan, near RBL Bank, Ghantali Devi Road, Naupada, Thane west 400602 bearing **Tika No 15, C.T.S. No 91B/1** as per latest property card.

I say that I have given the property for redevelopment to **M/S Pafilia Spaces LLP**, and the Development Agreement came to be registered on 07th December 2022 at Thane.

I say that there is a litigation bearing Special Civil Suit No. 429/2021 pending before the Civil Judge, Thane. I say that I shall reserve Flat No.102, situated on the first floor in the newly under-constructed premises, against the consequences arising out of the said pending Civil Suit.

I say that that it my sole responsibility to deal with the litigation. I say that I shall not create any third party interest during the pendency of aforesaid Civil Suit.

Whatever stated in forgoing paragraphs is true and correct to the best of my knowledge, belief and information and I believe the same to be true.

Solemnly affirmed at Thane this **21st day of February, 2024**

Identified & Explained by me

Advocate

Adv. Nitesh Wagh



Deponent

BEFORE ME
NOTARY

SUNITA S. GOLE
ADVOCATE & NOTARY
Off.:Shop No.3, Near Food Box Hotel,
Behind Sai Baba Mandir, Thane Court Naka
Thane (W)-400601. Mob.:9819815553

NOTED & REGISTERED
Sr. No. 342/2024

21 FEB 2024

Rajan Salunkhe
B.Sc., LL.B
ADVOCATE
Office : Flat No. 202, 2nd Floor, Gopal Bhavan, Opp. Jain Temple, Above J. K. Next, Tembhi Naka, Thane (W) - 400601
Email : rajan.salunkhe@gmail.com, adv_rajan.salunkhe21@yahoo.com Ph. : 2544 4158 Mob. : 98209 04322

Date: 21.02.2024

To,
Maha RERA
E-Block, 7th Floor, Housefin
Bhavan, BKC, near RBI,
BKC, Mumbai, Maharashtra
400051.

My client Mr. Sandeep Sudam Pawar having PAN No. **BHCPP3343P** being the owner of the property named Sunita Sadan having his address as Sunita Sadan, near RBL Bank, Ghantali Devi Road, Naupada, Thane west 400602, bearing **Tika No 15 C.T.S. No 91B/1** as per latest property card. My Client is currently residing at 301/A Gayatri, Vishnu Nagar, Sambhaji Path, Naupada, Thane West 400602.

My client has given the above mentioned property for redevelopment to **M/S Pafilia Spaces LLP**, and the Development Agreement came to be registered on 07th December 2022 at Thane.

That there is a litigation bearing Special Civil Suit No. 429/2021 pending before the Civil Judge, Thane. That my client shall reserve Flat No.102, on the first floor in the newly under-constructed premises, against the consequences arising out of the said pending Civil Suit. Hereby, declares that it is the sole responsibility of my client to deal with the litigation. That my client shall not create any third party interest during the pendency of the Civil Suit.

The above information furnished by my client is true to the best of his knowledge.

Adv. Rajan Salunkhe

Rajan S. Salunkhe
B.Sc.,LL.B. EN.NO.MAH/1778/1998
ADVOCATE
Flat No. 202, 2nd Floor, Gopal Bhavan,
Opp. Jain Temple, Opp. Nokia Care,
Tembhi Naka, Thane (W) - 400 601.
Ph.: 25444158

Rajan Salunkhe
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Office : Flat No. 202, 2nd Floor, Gopal Bhavan, Opp. Jain Temple, Above J. K. Next, Tembhi Naka, Thane (W) - 400601
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Date: 21.02.2024

To,
Maha RERA,
E-Block, 7th Floor, Housefin
Bhavan, BKC, near RBI, BKC,
Mumbai, Maharashtra, 400051

To whom so ever it may concern

My client Mr. **Sandeep Sudam Pawar** having PAN No. **BHCPP3343P** is the owner of the property named **Sunita Sadan** having his address as Sunita Sadan, near RBL Bank, Ghantali Devi Road, Naupada, Thane west 400602 bearing **Tika No 15, C.T.S. No 91B/1** as per latest property card.

My Client has given the property for redevelopment to **M/S Pafilia Spaces LLP**, and the Development Agreement came to be registered on 07th December 2022 at Thane.

The above information furnished by my Client is true to the best of his knowledge.

Adv. Rajan Salunkhe

Rajan S. Salunkhe
B.Sc.,LL.B. EN.NO.MAH/1778/1998
ADVOCATE
Flat No. 202, 2nd Floor, Gopal Bhavan,
Opp. Jain Temple, Opp. Nokia Care,
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