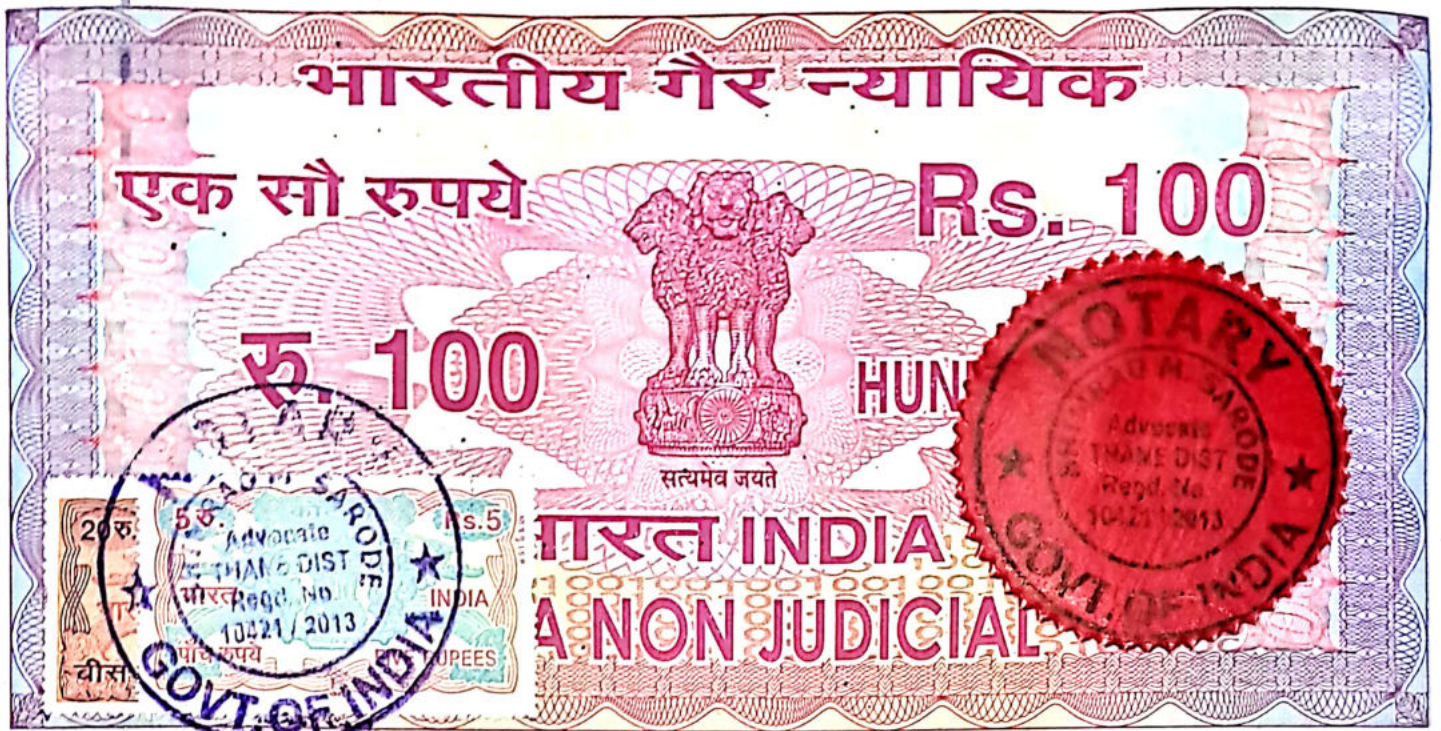




महाराष्ट्र MAHARASHTRA

2023

68AA 957661

Serial Number 10934 for Rs. 100

Date of Issue : 05-Jan-2024

Issued To : Suresh Mahadev Kulkarni

Issued Through : Self

S.M. Kokane

Licence No. 1206045

STAMP VENDOR

MRS. KANCHAN S. TARTE

Add. Shop No.2, Arihant Puja CHS. Ltd.  
Ground Floor, Near Tarte Plaza,  
Dandhi Nagar, Dombivli (East) 421 204



Affidavit cum Declaration

उप कोषागार अधिकारी  
कल्याण

Affidavit cum Declaration of (1) MR. SURESH MAHADEV KOKANE, age 66 Years residing address at Shanta Sadan, Manpada road, Behind Kanchan Kutir CHS, Pandurang Wadi, Dombivli(east) 421201, (2) MRS. ARPITA AMIT KELKAR Age 47 Years residing address at B/305, Devi Darshan Society, Agiyari /lane, Tembi Naka, Thane -400601, (3) MRS. MANASI MANDAR JOSHI Age - 45 years residing address at Flat no. 101, Laxmi Nivas Apts, Bajiprabhu Deshpande Road, Opp. Bedekar School Lane, Vishnu Nagar, Naypada, Thane -400602, (4) SMT. ASHWINI UDAY KOKANE Age-61 years residing address at 8, Shanta Sadan, Manpada road, Behind Kanchan Kutir CHS, Pandurang Wadi, Dombivli(east) 421201, (5) MRS. PRIYAMVADA ABHAY RANADE a/s PRIYAMVADA UDAY KOKANE Age 32 Years residing address at Flat No. C-402, 4<sup>th</sup> Floor, Rohan Madhusudan 2, Plot No.2, S.no. 48/1/A, Near PVPIT College, Bavdhan Khurd, Pune -411021.

S.M. Kokane

2) A.A. Kulkarni

3) Mashru

4) A.K. Kokane

5) P.V. Kokane

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद- 4) / only For Affidavit (Article- 4)

मुद्रांक विक्री बाबतची नोंद वही अनुक्रमांक /दिनांक 10934) 05 JAN 2024  
(Serial No. Date)

मुद्रांक विकत घेणा-याचे नाव व रहिवाशी पत्ता Suresh Mahadev Kothare  
(Purchaser's Name/place of Residence)

मुद्रांक विकत घेणा-याची सही S.M/Kothare  
Stamp purchaser's sign/ Date

परवानाधारक मुद्रांक विक्रेत्यांची सही  
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण /पत्ता

STAMP VENDOR  
MR. KANHAN S. DUTTE  
Stamp No. 14988 P. 0.0.18  
Stamp - 1000/-  
Stamp - 1000/-



Land Lord of the proposed project / duly authorized by the Land Lord of the proposed project, vide its/his/their authorization dated

I, Land Lord of the proposed project /duly authorized by the Land Lord of the proposed project do hereby solemnly declare, undertake and state as under :

1. i) That I / land Lord have / has a legal title Report to the land on which the development of the project is proposed.

OR

- ii) have / has a legal title report to the land on which the development of the proposed project is to be carried out

AND

- iii) a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. i) That the project land is free from all encumbrances.

OR

- ii) That the details of encumbrances including dues and litigation, details of any right, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Land Lord from the date of registration of project ;

- (a) For New project :

That seventy per cent of the amounts realised by me / land lord 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 construction and the land cost and shall be used only for that purpose.

- (b) For ongoing project on the date of commencement of the Act:

- (i) That seventy per cent of the amounts to be realised hereinafter by me /Land Lord 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 construction and the land cost and shall be used only for that purpose.

OR

- (ii) That entire of the amounts to be realised hereinafter by me / Land Lord 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 construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on web site )Rules, 2017.

6. That i/ Promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant, in practice, and it shall be verified during the audit that the

1) S.M. Kokane

2) A.A. Kelle

3) M. S. W.

4) A.V. Kokane

5) P.V. Kokane

amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project .

7. That I / Land Lord shall take all the pending approvals on time , from the competent authorities.

8. That I / Land lord shall inform the Authority Regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That I / Land Lord have / has furnished such other documents as have been prescribed by the rules and regulation made under the Act.

10. That I / Land Lord shall not discriminate against any allottee at the time of allotment of 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.

1) S M K Kane

2) A A Kelle

3) M. S. K.

4) A. K. Kane

5) P. V. K. Kane



*Bms*  
**ATTESTED BY**  
**BHIMRAO M. SARODE**  
**NOTARY**  
**GOVT. OF INDIA**  
**THANE DIST. MAHARASHTRA**

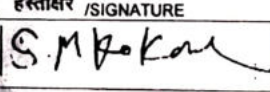
**23 JAN 2024**

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ACIPK0148F**

नाम /NAME  
**SURESH MAHADEO KOKANE**

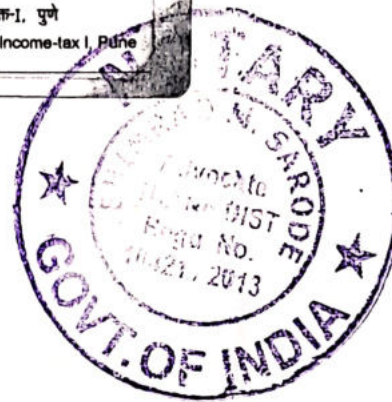
पिता का नाम /FATHER'S NAME  
**MAHADEO GANESH KOKANE**

जन्म तिथि /DATE OF BIRTH  
**29-01-1956**

हस्ताक्षर /SIGNATURE  


आयकर आयुक्त-1, पुणे  
Commissioner of Income-tax I, Pune

*S. M. Kokane*

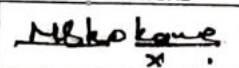


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AGOPK5911C**

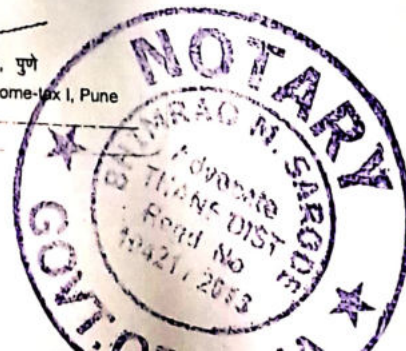
नाम /NAME  
**MADHURI SURESH KOKANE**

पिता का नाम /FATHER'S NAME  
**DATTATRAYA NATHUSHASTRI PATANKAR**

जन्म तिथि /DATE OF BIRTH  
**10-07-1959**

हस्ताक्षर /SIGNATURE  


आयकर आयुक्त-1, पुणे  
Commissioner of Income-tax I, Pune





**भारत सरकार**  
**Government of India**

**भारतीय विशिष्ट पहचान प्राधिकरण**  
**Unique Identification Authority of India**

नामांकन क्रम / Enrollment No. : 0638/20450/00947

To  
Suresh Mahadev Kokane  
सुरेश महादेव कोकणे  
8, SHANTA SADAN,  
MANPADA ROAD,  
BEHIND KANCHAN KUTIR SOCIETY,  
PANDURANG WADI,  
VTC: DOMBIVALI EAST, PO: Tilaknagar,  
District: Thane,  
State: Maharashtra, PIN Code: 421201,  
Mobile: 9967050730



आपका आधार क्रमांक / Your Aadhaar No. :

**8082 2271 9314**

## मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 29/11/2011



**सुरेश महादेव कोकणे**  
**Suresh Mahadev Kokane**  
जन्म तिथि / DOB: 29/10/1956  
पुरुष / Male

8082 2271 9314

मेरा आधार, मेरी पहचान





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/01371/19636

To,  
अर्पिता अमित केळकर  
Arpita Amit Kelkar  
W/O Amit A Kelkar  
B / 305 DEVI DARSHAN SOCIETY  
AGIYARI LANE  
TEMBHI NAKA TEMBHI NAKA  
Thane  
Thane Thane  
Maharashtra 400601  
9820842606

Ref: 36 / 04E / 71544 / 71820 / P



UE405560665IN



आपला आधार क्रमांक / Your Aadhaar No. :

6022 1504 2106

आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



अर्पिता अमित केळकर  
Arpita Amit Kelkar  
जन्म वर्ष / Year of Birth : 1975  
स्त्री / Female



6022 1504 2106

आधार — सामान्य माणसाचा अधिकार

Mr. Arpita Kelkar



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ARPITA A KELKAR  
ARUN MADHUSUDAN PATWARDHAN

26/08/1975  
Permanent Account Number  
BEXPK1158R

Signature: *A. Kelkar*



*Mr. Arun Patwardhan*





भारत सरकार  
Government of India



Issue Date : 06/02/2012



मानसी मंदार जोशी  
Manasi Mandar Joshi  
जन्म तारीख / DOB : 22/11/1977  
महिला / Female



आधार पहचान का प्रमाण है, नागरिकता का नहीं।  
Aadhaar is a proof of identity, not of citizenship

2632 7996 8499

मेरा आधार, मेरी पहचान

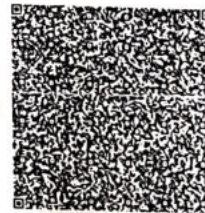


भारतीय विश्व प्रहचान प्राधिकरण  
Unique Identification Authority of India



पता: बी601, जीवनज्योती, 6 फ्लोर, ,  
साने गुरुजी पथ, प्रविण चायनीज समोर,  
शिवाजी नगर, बी कैबिन, नौपाडा, ठाणे,  
ठाणे, महाराष्ट्र, 400602

Print Date : 08/07/2023  
Address: B601, Jeevanjyoti, 6th Floor,  
Sane Guruji Path, Opp. Pravin Chinese,  
Shivaji Nagar, B Cabin, Naupada,  
Thane, Thane, Maharashtra, 400602



2632 7996 8499

1947

help@uidai.gov.in

www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT  
MANASI MANDAR JOSHI  
ARUN MADHUSUDAN PATWARDHAN  
22/11/1977  
Permanent Account Number  
AYBPJ8584D  
Signature

भारत सरकार  
GOVT. OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASHWINI UDAY KOKANE

BHALCHANDRA DINKAR BHAVE

01/12/1961

Permanent Account Number

ATCPK4453A

*Ashwini*  
Signature



31122006



*M. M. Parode*





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/17774/39132

To,  
अश्विनी उदय कोकणे  
Ashwini Uday Kokane  
9 SHANTA SADAN  
MANPADA ROAD  
BEHIND KANCHAN KUTIR SOCIETY PANDURANG WADI  
Dombivali East  
Tilaknagar Thane  
Maharashtra 421201  
9820335311

Ref: 55 / 08C / 107766 / 109725 / P



UE150476152IN



आपला आधार क्रमांक / Your Aadhaar No. :

**2346 6647 5885**

आधार — सामान्य माणसाचा अधिकार



अश्विनी उदय कोकणे  
Ashwini Uday Kokane  
जन्म वर्ष / Year of Birth : 1961  
स्त्री / Female



**2346 6647 5885**

आधार — सामान्य माणसाचा अधिकार



आयकर विभाग

INCOME TAX DEPARTMENT

PRIYAMVADA UDAY KOKANE

UDAY MAHADEO KOKANE

24/08/1990

Permanent Account Number

CAOPK8254N

P. U. Kokane

Signature



भारत सरकार  
GOVT. OF INDIA



28042011



P. U. Kokane





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

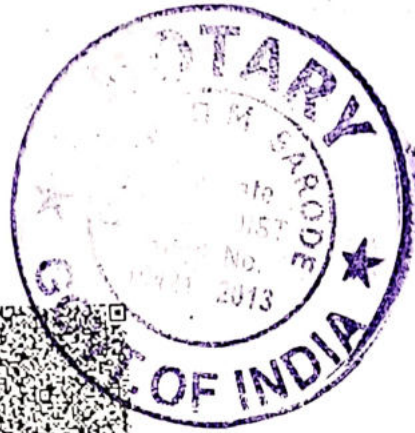
नोंदविण्याचा क्रमांक / Enrollment No 1218/17774/39133

To,  
प्रियवदा उदय कोकणे  
Priyamvada Uday Kokane  
9 SHANTA SADAN  
MANPADA ROAD  
BEHIND KANCHAN KUTIR SOCIETY PANDURANG WADI  
Dombivli East  
Tilaknagar Thane  
Maharashtra 421201  
8097839846

Ref: 53 / 08C / 104237 / 105735 / P



UE150440864IN



आपला आधार क्रमांक / Your Aadhaar No. :

**3727 6261 5052**

आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



प्रियवदा उदय कोकणे  
Priyamvada Uday Kokane  
जन्म वर्ष / Year of Birth : 1990  
स्त्री / Female



**3727 6261 5052**

आधार — सामान्य माणसाचा अधिकार

*P. U. Kokane*

