भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY ABHIN P. GAIKAR KALYAN DIST. THANE MAHARASHTRA Reg. No. 5997/08 GOVERNMENT OF INDIA

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 78AA 911800

Treasury Allotment Date and No. 15.01.2024 (78AA 911800)	Serial No.0 2397 /24 Date : 17/01/ 2024
Nature of Document/Article No.	
Whether it is to be Registered -	If Registrable Name of S.R.O.-
perty Description in brief	As per the Document
amp Purchaser's Name	Kalpesh K. Desai kalyan, Dinesh M. Pawar
rough other person then Name & Address	
ne of the Other Party	
mp Duty Amount	Rs.100
mp Purchaser's Signature and Date	Shri Jay R. Birwadkar, Stamp Vendor, Ls. No. 1206030 Kumbhar Chawl, Netivali, Kalyan (E) 421 306 (Ph) 0251-2350034

उप कोषागार कार्यालय कल्याण

उप कोषागार अधिकारी कल्याण

15 JAN 2024

कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्या पासुन सहा महीन्यात वापरणे बंधनकारक आहे

FORM 'B'

[Seerule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGHNED BY THE PROMOTER OR ANYPERSON AUTHORIZED BY THEPROMOTER

Affidavitcum Declaration

I, ...idavit cum Declaration of **M/s. KIRTI ENTERPRISES** (Partnership Firm) Through its ...tners **1. Mr. Kalpesh Kishor Desai , 2. Mr. Kaustubh Kishor Desai and 3. Mrs. Kirti ...hor Desai** (Partners) are duly authorized promoter of the proposed project, vide their ...horization dated 26th March, 2024.

Partners of **M/s. KIRTI ENTERPRISES (Promoter / Developers),**

Mr. Kalpesh Kishor Desai aged about 36 years residing at Vastu Kirti Bunglow, Flower Valley Complex, Khadak Pada, Kalyan West - 421301

2. **Mr. Kaustubh Kishor Desai** aged about 38 Years residing at Vastu Kirti Bunglow, Flower Valley Complex, Khadak Pada, Kalyan West - 421301, and

3. **Mrs. Kirti Kishor Desai** aged about 62 years residing at Vastu Kirti Bunglow, Flower Valley Complex, Khadak Pada, Kalyan West – 421301

As Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

...That promoters shall not discriminate against any allottee at the time of allotment of any apartment,

1. That Promoters have a legal title to the land on which the development of the project is proposed

   OR

   Have a legal title to the land on which the development of the proposed project is to be carried out

   AND

   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. That the said land is free from all encumbrances.

   OR

   That details of encumbrances including details of any rights, 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/promoter is **30th November 2027.**

4. That seventy percent of the amounts realized by me/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 construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That promoters 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 and it shall be verified during the audit that the 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.

8. That promoters shall take all the pending approvals on time,from the competent authorities.

9. That promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe, on any grounds.

Verification

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

Verified by me at Kalyan on 26th Day of March , 2024



Mr. Kalpesh Kishor Desai
(Partner/Promoter)



Mr. Kaustubh Kishor Desai
(Partner/Promoter)



Mrs. Kirti Kishor Desai
(Partner/Promoter)

ABHIN P GAIKAR
B.A., LL.B.
ADVOCATE & NOTARY
Mruna Niwas, Dawadi Road,
Golavali, Tal.Kalyan, Dist.Thane.

26 MAR 2024

तिचर दस्तातील मजकुर, सहया, कागदपत्र, व्यवहार बनावट आहेतुन लोप्यास त्यांची संपुर्ण जबाबदारी वरत लिहुन देणार व लिहुन घेणार यांची वकील, नोटरीचा कोणताही संबंध राहणार नाही