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 ◑ 2024 ◑ 02AB 405080

20रु. भारत बीस रुपये TWE 5रु. कोर्ट फी Rs.5 COURT FEE भारत INDIA पाँच रुपये FIVE RUPEES

उप कोषागार कार्यालय कल्याण

उप कोषागार अधिकारी कल्याण

02 MAY 2024

FORM'B'
[Seerule 3(4)]

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

Affidavitcum Declaration

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

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

1. **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 (Developer) of the proposed project do hereby solemnly declare, undertake and state as under:

We as **(Promoter / Landowners) of Project as under developed by M/s. Kirti Enterprises-**

1. **Mr. Ramdas Ganpati Joshi** (Landowner POA Holder for Plot of Survey No. 70 H. No. 1/A) residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West - 421301
2. **Mrs. Bayma Ramdas Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
3. **Mr. Raja Ramdas Joshi (Alias Rajesh Ramdas Joshi)** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
4. **Mr. Sainath Ramdas Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
5. **Mrs. Bharati Ramdas Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
6. **Mr. Laxman Ganpat Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
7. **Mr. Rohidas Laxman Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
8. **Mr. Chintaman Laxman Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
9. **Mrs. Rohini Kaluram Madhvi (Rohini Laxman Joshi)** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
10. **Mr. Lahu Ganpat Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
11. **Mrs. Nalini Lahu Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
12. **Mr. Suresh Ganpat Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
13. **Mrs. Anjali Suresh Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
14. **Mrs. Vaijanti Bhagwan Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
15. **Payal Bhagwan Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
16. **Mrs. Bhagabai Chandrakant Thakare** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
17. **Mr. Mangal Babulal Wayale** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
18. **Mr. Shakuntala Tukaram Patil** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
19. **Mrs. Taibai Vishnu Gaikar** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
20. **Mrs. Indumati Manik Bhandari (Before Marriage Indumati Ganpati Joshi)** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
21. **Mrs. Sarita Gurunath Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
22. **Kunal Gurunath Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
23. **Rushikesh Gurunath Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
24. **Roshni Gurunath Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
25. **Nisha Gurunath Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West- 421301
26. **Mrs. Saitra Laxman Joshi** (Landowner for Plot of Survey No. 70 H. No. 1/A), residing at Own House, At Joshi Pada, Adharwadi Jail Road, Kalyan West - 421301

&

27. **Mr. Kamlakar Dashrath Gaikar** (Landowner for Plot of Survey No. 70 H. No. 1/B) residing at Own House, Gaikar Pada, Adharwadi, Kalyan West – 421301

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

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 utilized 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 May , 2024

1. Mr. Kalpesh Kishor Desai
(Partner/Promoter)

2. Mr. Kaustubh Kishor Desai
(Partner/Promoter)

3. Mrs. Kirti Kishor Desai
(Partner/Promoter)

1. Mr. Ramdas Ganpati Joshi
(Landowner/Promoter)

2. Mrs. Bayma Ramdas Joshi
(Landowner/Promoter)

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3. Mr. Raja Ramdas Joshi (Alias Rajesh Ramdas Joshi)
(Landowner/Promoter)

सार्दिनाथ र. जोशी

4. Mr. Sainath Ramdas Joshi
(Landowner/Promoter)

भारती रामदास जोशी

5. Mrs. Bharati Ramdas Joshi
(Landowner/Promoter)

लक्ष्मण गणपत जोशी

6. Mr. Laxman Ganpat Joshi
(Landowner/Promoter)

रोहीदास लक्ष्मण जोशी

7. Mr. Rohidas Laxman Joshi
(Landowner/Promoter)

चिंतामण लक्ष्मण जोशी

8. Mr. Chintaman Laxman Joshi
(Landowner/Promoter)

सौ रोहिणी कालूराम मढवी

9. Mrs. Rohini Kaluram Madhvi (Rohini Laxman Joshi)
(Landowner/Promoter)

लक्ष्मण पनजोशी

10. Mr. Lahu Ganpat Joshi
(Landowner/Promoter)

NJoshi

11. Mrs. Nalini Lahu Joshi
(Landowner/Promoter)

सुरेश गणपत जोशी

12. Mr. Suresh Ganpat Joshi
(Landowner/Promoter)



13. Mrs. Anjali Suresh Joshi
(Landowner/Promoter)



14. Mrs. Vaijanti Bhagwan Joshi
(Landowner/Promoter)

Payal.

15. Payal Bhagwan Joshi
(Landowner/Promoter)



16. Mrs. Bhagabai Chandrakant Thakare
(Landowner/Promoter)

मंगल बाबू वायेल

17. Mr. Mangal Babulal Wayale
(Landowner/Promoter)



18. Mrs. Shakuntala Tukaram Patil
(Landowner/Promoter)



19. Mrs. Taibai Vishnu Gaikar
(Landowner/Promoter)

सौ इंदूमती माणिक भंडारी

20. Mrs. Indumati Manik Bhandari (Before Marriage Indumati Ganpati Joshi)
(Landowner/Promoter)



21. Mrs. Sarita Gurunath Joshi
(Landowner/Promoter)

K.G.JOSHI

22. Kunal Gurunath Joshi
(Landowner/Promoter)

RUSHI JOSHI

23. Rushikesh Gurunath Joshi
(Landowner/Promoter)

Roshni

24. Roshni Gurunath Joshi
(Landowner/Promoter)

25. Nisha Gurunath Joshi
(Landowner/Promoter)

26. Mrs. Saitra Laxman Joshi
(Landowner/Promoter)

27. Mr. Kamlakar Dashrath Gaikar
(Landowner/Promoter)

NOTARY
ABHIN P. GAIKAR
KALYAN
DIST. THANE
MAHARASHTRA
Reg. No. 5987/08
GOVERNMENT OF INDIA

ATTESTED BY
ABHIN P. GAIKAR
B.A., LL.B.
ADVOCATE & NOTARY
Mhatre Mansion, Davjekar Road
Gotavali, Tal. Kalyan
3 JUN 2024

सदर करारनामा मजकुर, शर्तीचा, मजकुराचा, व्यवहार वगैरेचा आम्हांस अगदी स्पष्टपणे संपूर्ण मजकुराचा बरहुकूम लिहून देणार व लिहून घेणार यांची खात्री. सोईसाठी दोघांतर्फे संयुक्त राहणार नाही.