

## **CHALLAN** MTR Form Number-6



		III Date	e 14/10/2022-18:1	0:36 <b>F</b>	orm	ID				
epartment Inspector General Of Registration			Payer Details							
Non-Judicial Stamps-Consolidated Stamp Duty  Type of Payment Superintendent of Stamps		N (If Any)								
		pplicable)	AADCK4563C							
e Name BRL1_JT SUB REGISTRAR BORIVALI 1 Full Name			KAMLA HOMES AND LIFESTYLES PVT LTD							
23 One Time Flat/Block No.		lo.	101 MAYUR TOWER							
Amount In Rs.	Premises/Building									
500.00	Road/Street		CHANDAVARKAR ROAD							
	Area/Locality		BORIVALI W MUMBAI							
-	Town/City/D	District								
	PIN			4	0	0	0	9	2	
7	Remarks (If Any) FORM-B									
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	Amount In	Five Hu	Hundred Rupees Only							
500.00	Words			SPA.						
ayment Details INDIAN BANK F			FOR USE IN RECEIVING BANK							
Cheque-DD Details		Ref. No.	0260867141020	226108	1 4	4084634905				
	Bank Date	RBI Date	14/10/2022-18:1	13:36	1	5/10/2	2022			
	Bank-Branch		INDIAN BANK							
	Scroll No. , Date		26233 , 15/10/2022							
	Amount In Rs. 500.00	TAX ID / TAI PAN No.(If A) Full Name  Flat/Block N Amount In Rs. Food/Street Area/Localit Town/City/D PIN Remarks (If FORM-B  Amount In Soo.oo Bank CIN Bank Date Bank-Branc	TAX ID / TAN (If Any) PAN No.(If Applicable) Full Name  Flat/Block No.  Amount In Rs. Premises/Building  500.00 Road/Street  Area/Locality Town/City/District PIN Remarks (If Any) FORM-B  FORM-B  Amount In  500.00 Words  F  Bank CIN Ref. No. Bank Date RBI Date  Bank-Branch	Payer Deta  TAX ID / TAN (If Any)  PAN No.(If Applicable) AADCK4563C  Full Name KAMLA HOMES A  Flat/Block No. 101 MAYUR TOW  Amount In Rs. Premises/Building  500.00 Road/Street BORIVALI W MUN  Town/City/District  PIN  Remarks (If Any)  FORM-B  Amount In  Five Hundred Rupees Only  Words  FOR USE IN RECEI  Bank CIN Ref. No. 0260867141020  Bank Date RBI Date 14/10/2022-18:*	Payer Details  TAX ID / TAN (If Any)  PAN No.(If Applicable) AADCK4563C  Full Name KAMLA HOMES AND LIF  Flat/Block No. 101 MAYUR TOWER  Amount In Rs. Premises/Building  500.00 Road/Street CHANDAVARKAR ROAD  Area/Locality BORIVALI W MUMBAI  Town/City/District  PIN 4  Remarks (If Any)  FORM-B  Amount In Five Hundred Rupees Only  Words  FOR USE IN RECEIVING B  Bank CIN Ref. No. 0260867141020226108  Bank Date RBI Date 14/10/2022-18:13:36  Bank-Branch INDIAN BANK	Payer Details	Payer Details	Payer Details	Payer Details	

Department ID : Mobile No. : 0000000 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुर्सम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तासाठी लागु आहे . नोदंणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही . Signature Not 0000000000

Verified

Digitally digned by DS VIRTUAL TREASURY MUMBAI 03 Date: 2022.10 17 19:15:50 IST Reason: GRAS Secure Document Location: India

## FORM 'B'

[See Rule 3(6)]

## **AFFIDAVIT CUM DECLARATION**

Lifestyles Pvt. Ltd., PROMOTER of the Real Estate Project. Kamla Joy, duly authorized by Directors of the Promoter of the Real Estate Project, vide authorization dated 14th October, 2022.

I, Pravin C. Jain, **Director** of **Kamla Homes & Lifestyles Pvt. Ltd.**, **PROMOTER** of Real Estate Project, Kamla Joy, duly authorized by Directors of the Promoter of the Real Estate Project, do hereby solemnly declare, undertake and state as under:

- 1. That the PROMOTER has a legal title Report to the Project Land, on which the development of the proposed Real Estate Project is to be carried out & a legally valid authentication of the title of such project land along with an authenticated copy of the agreement between such owner society and promoter for redevelopment of the Real Estate Project, is enclosed herewith.
- 2. That the Project Land is free from all encumbrances.

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- 3. That the time period within which the Real Estate Project shall be completed by the PROMOTER of the Real Estate Project, shall be on or before 30<sup>th</sup> September, 2025.
- 4. That the seventy per cent of the amounts, to be realized hereinafter by the 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 shall be withdrawn in accordance with Rule 5.
- 6. That the PROMOTER shall get its accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for the Real Estate Project have been utilized for the Real Estate Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Real Estate Project.
- 7. That the PROMOTER shall take all the pending approvals on time, from the competent authorities.

- 8. That the PROMOTER shall inform the Maharashtra Real Estate Regulatory Authority established by the Government of Maharashtra under sub-section (1) of Section 20 of the Act regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under Rule 3 of the General Rules, within seven days of the said changes occurring.
- 9. That the PROMOTER has furnished all such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That the PROMOTER shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Kamla Homes & Lifestyles Pvt. Ltd.

[Pravin C. Jain]

Director of Kamla Homes & Lifestyles Pvt. Ltd. Constituted Attorney to Joy Apartment Pvt. Ltd.

Owner



## 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 Mumbai on this \_\_\_\_\_ day of \_OCT 2022

For Kamla Homes & Lifestyles Pvt. Ltd.

[Pravin C. Jain]

Director of Kamla Homes & Lifestyles Pvt. Ltd.

Constituted Attorney to Joy Apartment Putality

BEFORE ME JAGDISH TRYAMBAKRAO DONGARD ADVOCATE & NOTARY, (GOVT OF INDIA) Ganesh Chaw! Committee, Kranti Nager Zopadpatti, Akurli Road, Kandivali (East).

Mumbai - 400101

1 8 OCT 2022