CHALLAN
MTR Form Number-6

GRN	MH002299621202324E	BARCODE		Date	19/05/2023-19:05:22	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamps-Consolidated Stamp Duty Superintendent of Stamps	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AADCK4563C
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	**Full Name**	KAMLA HOMES AND LIFESTYLES PVT LTD
Location	MUMBAI		
Year	2023-2024 One Time	**Flat/Block No.**	101 MAYUR TOWER
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	CHANDAVARKAR ROAD
0030045501 Consolidated Stamp Duty85	500.00	**Area/Locality**	BORIVALI W MUMBAI
		Town/City/District	
		PIN	4 0 0 0 9 2
		Remarks (If Any)	
		Amount In Words	Five Hundred Rupees Only
Total	500.00		

JAGDISH TRYAMBAKRAO DONGARDIVE * NOTARY * GOVT. OF INDIA Reg. No. 10302

JAGDISH TRYAMBAKRAO DONGARDIVE * NOTARY * GOVT. OF INDIA Reg. No. 10302

Payment Details	INDIAN BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02608671905202311681	4728749285
Cheque/DD No.		Bank Date	RBI Date	19/05/2023-19:08:53	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9833814526

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

JAGDISH TRYAMBAKRAO DONGARDIVE * NOTARY * GOVT. OF INDIA Reg. No. 10302



Print Date 19-05-2023 07:16:40

S. No. 10302
ARDIVE
NOTARY

FORM 'B'

[See Rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Pravin C. Jain, Constituted Attorney to Ridhima Apartment CHS Ltd. (Owner), of the Real Estate Project-Kamla Ridhima, duly authorized by Directors of the Promoter of the Real Estate Project, vide authorization dated 27-05-2023.

I, Pravin C. Jain, **Constituted Attorney to Ridhima Apartment CHS Ltd. (Owner),** of Real Estate Project-Kamla Ridhima, duly authorized by Directors of the Promoter of the Real Estate Project, do hereby solemnly declare, undertake and state as under:

1. That the Constituted Attorney to Owner 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.

3. That the time period within which the Real Estate Project shall be completed by the Constituted Attorney to Owner of the Real Estate Project, shall be on or before 31st May, 2027.

4. That the seventy per cent of the amounts, to be realized hereinafter by the Constituted Attorney to Owner 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 Constituted Attorney to Owner 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 Constituted Attorney to Owner shall take all the pending approvals on time, from the competent authorities.

8. That the Constituted Attorney to Owner 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 Constituted Attorney to Owner has furnished all such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Constituted Attorney to Owner 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 Ridhima Apartment CHS Ltd.
Owner

JAGDISH TRYAMBAKRAO DONGARDIVE * NOTARY * GOVT. OF INDIA Reg. No. 10302

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 26 day of MAY 2023, 2023.

For Kamla Homes & Lifestyles Pvt. Ltd.

[Pravin C. Jain]
Director of Kamla Homes & Lifestyles Pvt. Ltd.
Constituted Attorney to Ridhima Aparrtment CHS Ltd.
Owner

ATTESTED BY ME
JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Topadpatti, Akurli Road, Kandivali (East)
Mumbai - 400 101
26 MAY 2023