



**FORM 'B'**  
[See Rule 3(6)]

**AFFIDAVIT CUM DECLARATION**



Affidavit cum Declaration of **DWARKESH DAMODAR SHETH**, Director of **KAMLA HOMES & LIFESTYLES PVT. LTD.**, **PROMOTER** of the Real Estate Project- Kamla Borivali Lucky, duly authorized by Directors of the Promoter of the Real Estate Project, vide authorization dated 15-09-2023.

I, **DWARKESH DAMODAR SHETH**, Director of **KAMLA HOMES & LIFESTYLES PVT. LTD.**, **PROMOTER** of Real Estate Project, Kamla Borivali Lucky, 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.
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 31<sup>st</sup> December, 2027.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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.

[Dwarkesh D. Sheth]  
Director

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 20<sup>th</sup> day of Sept., 2023.

20 SEP 2023

For Kamla Homes & Lifestyles Pvt. Ltd.

[Dwarkesh D. Sheth]  
Director



BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE  
ADVOCATE & NOTARY, (GOVT. OF INDIA)  
Ganesh Chawl Committee, Kranti Nagar,  
Zopadpatti, Akurli Road, Kandivali (East),  
Mumbai - 400 101.

20 SEP 2023