



CHALLAN
MTR Form Number-6



GRN	MH008192327202324P	BARCODE			Date	15/09/2023-15:40:46		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				
Account Head Details		Amount In Rs.		Premises/Building						
0030045501 Consolidated Stamp Duty85		500.00		Road/Street	CHANDAVARKAR ROAD					
				Area/Locality	BORIVALI W MUMBAI					
				Town/City/District						
				PIN		4	0	0	0	9 2
				Remarks (If Any)						
				Amount In	Five Hundred Rupees Only					
Total			500.00	Words						
Payment Details IDBI-BILL DESK PAYMENT GATEWAY				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69106562023091500243		YHMP2078091545		
Cheque/DD No.				Bank Date	RBI Date	15/09/2023-15:41:03		Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI-BILL DESK PAYMENT GATEWAY				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

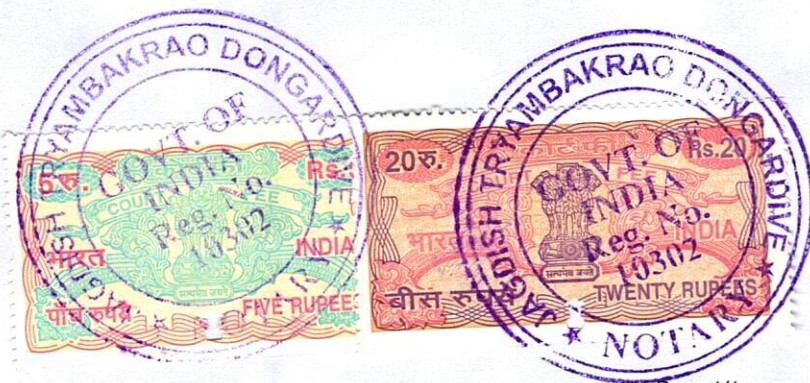
Department ID :

Mobile No. :

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Dwarkesh Damodar Sheth, Constituted Attorney to Borivali Lucky Apartment Co-operative Housing Society Ltd. (Owner), of the Real Estate Project, duly authorized by Directors of the Promoter of the Real Estate Project, vide authorization dated 15-09-2023.

I, Dwarkesh Damodar Sheth, Constituted Attorney to Borivali Lucky Apartment Co-operative Housing Society Ltd (Owner), of Real Estate Project, 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 December, 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.


[Dwarkesh D. Sheth]
Director of Kamla Homes & Lifestyles Pvt. Ltd.
Constituted Attorney to Borivali Lucky Apartment CHS 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.

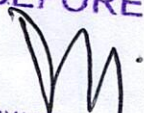
Verified by me at Mumbai on this 20th day of Sept., 2023.

20 SEP 2023

For Kamla Homes & Lifestyles Pvt. Ltd.


[Dwarkesh D. Sheth]
Director of Kamla Homes & Lifestyles Pvt. Ltd.
Constituted Attorney to Borivali Lucky Apartment CHS Ltd.
Owner

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