



महाराष्ट्र MAHARASHTRA

2024

00AB 750901

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

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८००००७५
- 5 MAR 2024
सक्षम अधिकारी

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

श्रीमती लता सांगळे

Affidavit cum Declaration

Affidavit cum Declaration of **M/S.KAMAL CONSTRUCTION COMPANY**
promoter of the proposed project / duly authorized by the promoter of the
proposed project **KAMAL PARK** located at CTS NO. 574B & 574B/1 OF
VILLAGE KANJUR AT LBS MARG, BHANDUP (West), MUMBAI - 400 078, vide
its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the
proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the
development of the project is proposed.

OR

Have/has a legal title Report to the land on which the development of the
proposed project is to be carried out.

Contd..2..



:: 2 ::

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 project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, 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 from the date of registration 31.03.2028

4. (a) For new projects :

That seventy per cent 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.

(b) For ongoing project on the date of commencement of the Act.

(i) That seventy per cent of the amounts to be realized hereinafter 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.

OR

(ii) That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

Contd..3..

6. That I / the promoter shall get the 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 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.

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ the promoter shall inform the Authority 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 these rules, within seven days of the said changes occurring.

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

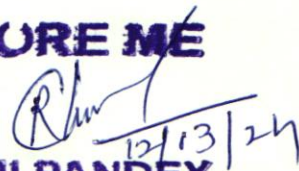
For KAMAL CONSTRUCTION CO



MANJITSINGH K. BHATTI.
(PARTNER)
C A to Owner



BEFORE ME



RAM JI PANDEY
ADVOCATE & NOTARY
GOVT. OF INDIA
Kharodi Village, Malwan
Malad (W), Mumbai-400