# LAKSHMAN DAULAT MALI

4566, Maliwada, Patil Gadhi, Chopda,Jalgaon , Maharashtra -425107

## DECLARATION

Declaration of "**Lakshman Daulat Mali**", adult, Indian Inhabitant, Promoter of the project **"Laxman Avenue"** having office at 4566, Maliwada, Patil Gadhi, Chopda, Jalgaon , Maharashtra -425107, do hereby declare, undertake and state as under:

1. I state that I have legal title of Plot of land bearing Plot no. 42(pt), NA Gat no. 1097+1098+1099+1100, admeasuring 304.42 Sq. Mtrs situated at Village: Chopda, Tal.:Chopda and Dist.: Jalgaon (hereinafter referred to as "the said Plot").

2. I further state that the construction work of the Said Project, "Laxman Avenue' began in the year 2018 and construction approvals were also obtained from the Competent Authority on 14/12/2018 vide Commencement Certificate bearing No. CBJJM/B/2018/APL/00240.

3. I state that, in accordance with provision u/s 3 of RERA and also as per circular issued by MahaRERA bearing Circular No 25/2019 dated 11/10/2019, I had envisioned to complete the project and on receipt of Occupancy Certificate, I would have initiated the procedure of marketing and selling units in the Said Project to prospective buyers.

4. The Said Project consists of Ground Plus Three Storeys only and construction work has also been completed to the extent of 80%. The Complete RCC Work has been completed and I am confident of completing the remaining work within a period of One Year.

5. I state that, due to financial difficulties and severe monetary crunch in the real estate industry, I have to deviate from my original plan of selling units after Occupancy Certificate and therefore, as I am facing extreme difficulties on account of pandemic of Covid-19, I have decided to market and sell units in the project before obtaining Occupancy Certificate and, in pursuance thereof, I had applied for the registration of the Said Project with MahaRERA.

6. The Hon'ble Authority have raised a scrutiny that the Commencement Certificate needs to revalidated. However, considering the current pandemic situation, I am

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unable to get the same revalidated. The First Wave of Covid-19 and also the recent Second Wave has caused huge financial depression in the real estate industry and on account of the same, the procedure to revalidate Commencement Certificate is unattainable.

7. I state that I have applied for the registration of the Said project with MahaRERA only for the period upto 30/04/2022, i.e. for a period less than one year. I humble request hon'ble Authority to allow and grant the registration on basis of the current approvals dated 14/12/2018.

8. I confirm that I have not marketed/sold/booked/allotted/offered for sale any unit in the Said Project till now and that I shall initiate the procedure once the Said project has been registered with MahaRERA. I pray on humanitarian grounds to allow the registration to enable me to survive this difficult phrase of pandemic. I have diligently constructed the project till now and have made payment to labourers at construction site who are also in need of money to survive this pandemic. I shall not be able to pay the labourers if I am unable to sell units now and this would have catastrophic effect on all of us.

9. I hereby undertake and declare that I shall receive Occupancy Certificate from the Competent Authority before 30/04/2022 and complete the project in all its essence and handover possession to prospective allottees.

Deponent

**VERIFICATION**

I, Lakshman Daulat Mali, adult, Indian Inhabitant, having office at 4566, Maliwada, Patil Gadhi, Chopda, Jalgaon , Maharashtra -425107 solemnly affirm and declare that whatever stated hereinabove is true and correct to the best of my knowledge.

Verified by me at Mumbai on this 24th day of May, 2021.

Deponent


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