



महाराष्ट्र MAHARASHTRA

2024

**NOTARIAL REG.**  
ENTRY NO. 910  
DATE 10/01/2025

**24AB 668921**  
**17 DEC**  
Stamp Head Clerk/Sr. Clerk

**FORM 'B'**

[See Rule 3(6)]

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

**Affidavit cum Declaration**

Affidavit cum Declaration of **RAJ LAXMI INFRA** through its Partners Shree Laxmi Venture Private Limited and Rajesh Ramesh Rathi, promoter of the proposed New project "**AARAMBH**", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 08<sup>th</sup> January 2025;



१०/०५/२०२५

हस्त लिखित करणार आहेत या

पत्रात नोंद घेतल्यास सुख्यम

मोठ्यातून घेतले

मोठ्यातून रक्कम मुद्रांक शुल्क रक्कम

मुद्रांक देवता घेण्याचे नाव, पत्ता, सही दि

हस्त लिखित अगत्यास त्याचे नाव, पत्ता, सही, दि

हस्त लिखित पत्राकाराचे नाव

१५, २९६

विक्री अनु क्र दि

प्रसन्न मागलकर

ना. नं. ११/२००१ कोड नं. ४६०१०१३

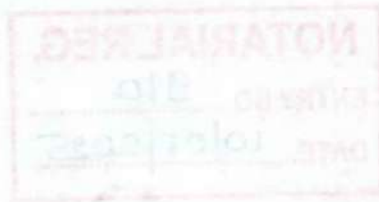
अज्ञान नगपुर

Reshami Infra, Nag.

२ - १००२

३१-०१/०१/२०२५

४१ Sham



Project Details: "AARAMBH" admeasuring 2547.05 Sq.Mtrs Situated at PLOT NO. 1 & 2, KH.NO. 42/A/6/1, 42/A/6/2, PH.NO. 38, KHATE NO. 1018 & 951, WARD NO. 2, MOUZA -BELTARODI, GRAMPANCHAYAT BESA, TAH. NAGPUR (GRAMIN) & DIST. NAGPUR-440037.

We, **RAJ LAXMI INFRA** through its Partners Shree Laxmi Venture Private Limited and Rajesh Ramesh Rathi, promoter of the Project duly authorized by the promoter of the proposed new project do hereby solemnly declare, undertake and state as under:

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed new project is to be carried out.

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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **31/12/2028**.

4. **For New projects:-**

That seventy per cent of the amounts realised by me 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 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.
6. That, 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That, the promoter shall take all the pending approvals on time, from the competent authorities.
8. That, 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, the promoter has furnished 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.



**SHREE LAXMI VENTURE PRIVATE LIMITED**

**Partner**

**Shri. Rajesh Homraj Rokade**

**(Director and Authorized Signatory)**

**(Deponent)**

**RAJESH RAMESH RATHI**

**Partner**

**(Deponent)**

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this day of **08<sup>th</sup> January 2025**.



**SHREE LAXMI VENTURE PRIVATE LIMITED**

**Partner**

**Shri. Rajesh Homraj Rokade**

**(Director and Authorized Signatory)**

**(Deponent)**

**RAJESH RAMESH RATHI**

**Partner**

**(Deponent)**



From, before me on this 10<sup>th</sup>  
day of Jan 2025 at Nagpur by  
Shri/Smt/Ku Rajesh Rokade  
C/o Nagpur who has been identify  
by Shri/Smt. Self  
Advocate, Nagpur.

**NOTARY**  
Govt. of India  
(M.S.) INDIA

**Chhaya Rajaram Mahiskar**  
(Advocate & Notary)

Plot No. 46, Shyam Nagar,  
Nagpur, Nagpur Road, Infront of  
Bank of Maharashtra, Nagpur-440027

