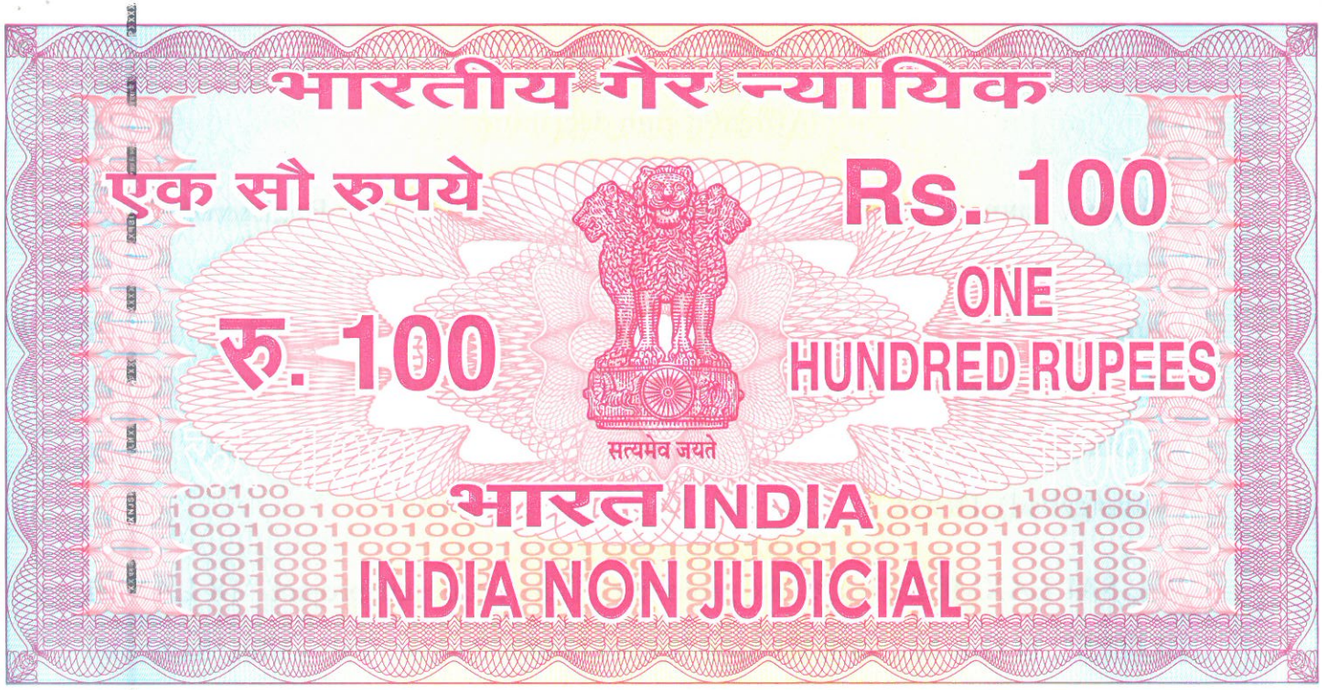


महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 76AA 514828

ज्या कारणासाठी नक्कल पुरवली ती स्टॅम्प ड्यूटीच्या कारणासाठी
तो स्टॅम्प ड्यूटीच्या कारणासाठी नाही 5471
दस्ताचा प्रकार / दस्तऐवजाचे नाव :
दस्त नोंदणी झाल्याचा दिनांक
नोंदणी होणार असल्याचा तपशील
मिळकतीचे वर्णन
मोबदला रक्कम Sai Laxmi Buildcon
मुद्रांक विक्रेत्याचे नाव व पत्ता Pune
दुय्यम पक्षकाराचे नाव विशाल गायकर
हस्ते असलदारा नाव व पत्ता 1001
मुद्रांक शुल्क रक्कम 4755 दि. 01 DEC 2023
मुद्रांक विक्री नोंद वही अनु क्रमांक
मुद्रांक विकत घेणाऱ्याची सही
परवानाधारक मुद्रांक विक्रेत्याची सही / शिक्का
परवाना क्रमांक

The Pune Lawyers Consumer Co-op Society Ltd., Pune-5 TIC No 2201111

वरिष्ठ कोषागार अधिकारी पुणे
22 NOV 2023
प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

NOTARY Ram R. A. Mehendale Area : Pune Regd. No. : 1417 1/12/23 UNION OF INDIA

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 SAI LAXMI BUILDCON. Registered under partnership Act-1932 having its office At- Plot No. 16, Welcome Nagar, Garkheda, Chh. Sambhaji Nagar (Aurangabad) - 431009. Through its partner Mr. Ganesh Mohite promoter of the proposed project, "18 LAXMI ELITES", At Gut No. 214, Plot No. 80, 81, 82, 83, 86, 87, 88, 89 Gururaj Nagar, Satara Parisar, Tal – Chh. Sambhaji Nagar (Aurangabad), Dist- Chh. Sambhaji Nagar (Aurangabad).

We, SAI LAXMI BUILDCON promoter of the proposed project "18 LAXMI ELITES", at Gut No. 214, Plot No. 80, 81, 82, 83, 86, 87, 88, 89 Gururaj Nagar, Satara Parisar, Tal – Chh. Sambhaji Nagar (Aurangabad), Dist- Chh. Sambhaji Nagar (Aurangabad), Do hereby solemnly declare, undertake and state as under.

1. That We, SAI LAXMI BUILDCON promoter have / has a legal title report to the land bearing Gut No. 214, Plot No. 80, 81, 82, 83, 86, 87, 88, 89 Gururaj Nagar, Satara Parisar, Tal – Chh. Sambhaji Nagar (Aurangabad), Dist- Chh. Sambhaji Nagar (Aurangabad),. On which the development of the proposed project Known as "18 LAXMI ELITES" 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 the project land is free from all encumbrances.
3. The time period within which the project shall be completed by us is 31/12/2026 from the date of registration project.

NOTARY
R.A. Mehendale
Area : Pune
Regd. No. : 1417
1/11/23

4. (a) For new project: That seventy per cent of the amount realized by me/promoter for the real estate project from allottees, from time to time, shall be deposited in a separate account to be mentioned in a scheduled bank to cover the cost of development 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 hereafter 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 cost of development 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 to cover the cost of development and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimate cost of completion of the project.

5. That the amount from the separate account shall be withdrawn in accordance Rule-5.
6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing charter 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 proportion to the percentages of completion of the project.
7. That I / the promoter shall take all the pending approvals on time, from the competent authority.

NOTARY
Ram
R.A. Mohendale
Arsa : Pune
Regd. No. : 1417
1/12/23
UNION OF INDIA

8. That I /the promoters 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, with 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 regulation made under act.
10. That I/that promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be.

For Sai Laxmi Buildcon

Mr. Ganesh Mohite

(Partner)

Deponent

NOTARY
Ram
R. A. Mehendale
Area : Pune
Regd. No. : 1417
1/12/23
UNION OF INDIA

BEFORE ME
Mehendale
Mrs. R. A. MEHENDALE
NOTARY, UNION OF INDIA

Verification

The contents above my affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at on this day of.

For Sai Laxmi Buildcon

Gmohite.

Mr. Ganesh Mohite

(Partner)

Deponent

NOTARY
R. A. Mehendale
Area : Pune
Regd. No. 1417
Exp. Date.
18 / 3 /2027
UNION OF INDIA

BEFORE ME
Mrs. R. A. MEHENDALE
NOTARY UNION OF INDIA
1st Dec. 2023

भारत INDIA पाँच रुपये FIVE RUPEES NOTARIAL

CANCELLED

Noted & Registered
"Serial No.
155 (2023)