

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ 38AB 212207

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि क. ८०००२९
-5 DEC 2024
सक्षम अधिकारी

श्री. विनायक ब. जाधव

DECLARATION

I, **Mr. Nandkishor Anant Gawade**, Director of M/s. MAGNAACASA REALTY PRIVATE LIMITED, the Promoter of Project known as "SHREE KRUSHNA TOWER" having address at B/601, Guru Ganesh Co. Op. HSG. Soc., Nr. Deshmukh Garden, Mahatma Phule Cross Road, Mulund (East), Mumbai 400 081, do hereby solemnly declare and state and affirm as under:-

1. The Promoter is seeking extension of Project Validity as per MahaRERA rules and regulations as under :-

Project Name	:	Shree Krushna Tower
Project at	:	CTS No.746 (pt.), 747A (pt), 750 (pt.) and 723E (pt.) at Village Mulund, Taluka Kurla, Mumbai Suburban District at Astik Manek Road, Sarojini Naidu Cross Road, Mulund (West), Mumbai 400 080.
Project registration No.:		**P51800022998**
Project Expiring on	:	30.12.2024
Extension Required	:	28.12.2025

2. The Promoter have made significant progress in the project, with the work for Wings B, C and D which is now fully completed. Currently, the Promoter are in the process of preparing the Occupation Certificate (OC) applications for these wings, and anticipates achieving the OC for these wings by January–February 2025. With regards to Wing A, the internal finishing and lift installation works are presently underway. These activities are projected to be completed by April 2025, after which the OC application for Wing A will be pursued and it is expected to achieve the OC for Wing A by June 2025.

3. As per the latest regulatory updates, the Chief Fire Officer (CFO) has recommended for major amendments/modifications as per new modified norms in the Fire Provisions in already carried out construction. Due to such new norms, delay caused in obtaining of OC for Rehab buildings, which caused delay for Sale Buildings as Sale Building OC is depending on Rehab Building OC. These adjustments have required additional time and resources to align the project with the new regulations. Now OC for Rehab buildings has been issued and Promoter are in process of applying for the OC of Sale Buildings.

4. I declare that considering the above factors, including the ongoing work, regulatory compliance requirements, and OC timelines, the Promoter are requesting an extension of the deadline until 28th December 2025 to ensure the successful and compliant completion of the Project.

5. That the Promoter hereby request and apply to the Maharashtra Real Estate Regulatory Authority for the extension of the Project validity and hereby declare that the grand of the extension to the project validity period shall not affect/jeopardize the rights accrued in favour of the allottees who have booked their units in the project for which extension of the project validity period is sought.

6. That the Promoter hereby undertakes to the Maharashtra Real Estate Regulatory Authority that the Promoter shall bound by the terms and conditions as may be imposed by the Authority in the interest of the Allottees.

7. That the Promoter hereby further undertakes to the Maharashtra Real Estate Regulatory Authority that the decision of the Authority shall be final and binding upon the Promoter.

8. That this Declaration is duly executed for submission before the Maharashtra Real Estate Regulatory Authority for extension of project validity period.

VERIFICATION

Mr. Nandkishor Anant Gawade, Director of M/s. MAGNAACASA REALTY PRIVATE LIMITED, the Promoter of Project known as "SHREE KRUSHNA TOWER" having address at B/601, Guru Ganesh Co. Op. HSG. Soc., Nr. Deshmukh Garden, Mahatma Phule Cross Road, Mulund (East), Mumbai 400 081, do hereby verify the contents of my above declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

solemnly declare and verified at Mumbi on this ___ day of December 2024.

Deponent

BEFORE ME
17.12.2024
M. D. YADAV
B.Com., L.L.B., Regd. No. 5970
NOTARY (GOVT.)INDIA
Resi. Room No. 10, Durga Mata Mandir,
Shanti Nagar, S. T. Rd., Antop Hill,
Wadala (E), Mumbai - 400 037.

M. D. YADAV
NOTED & REGISTERED
Sr. No. 758 Page No. 51
Date 17-12-2024