

GURHLAXMI LIFESPACE PVT. LTD.

CIN: U45203MH2011PTC225615

DECLARATION ABOUT COMMENCEMENT CERTIFICATE

(Format- D)

(Read circular no.32 /2021 Dated 05.08.2021)

- A. Name of the Promoter/ organization- **Gruhlaxmi Lifespace Pvt. Ltd.**
- B. Name of project with layout CS/CTS/survey no. Mahalaxmi City survey no. 56/1,2,3,4,5 & 64 Village - Bokhara Taluka - Nagpur (Gramin).
1. We are aware that as per section 4[2] (c & d) of RERA act, 20 I 6, read with Rules & Regulations made there under, a authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority.
2. Accordingly, we have obtained layout approval from NIT/NMRDA on 07.06.2013 and revised on _____. for Building Blocks - 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17 (B1),17 (B2),17 (B3), 17 (B4), 18(B1), 18(B2), 19(B1), 19(B2), 20(B1), 20(B2), 21 & 22.
3. Also by the commencement certificate / building plans and approved by NIT/NMRDA on 07.06.2013. Further, commencement certificate is granted for the following blocks:

Sr. No.	Building Block No.	Floors
1	1	G+1
2	2	G+1
3	3	G+1
4	4	G+1
5	5	G+1
6	6	G+1
7	7	G+1
8	8	G+1
9	9	G+1
10	10	G+1
11	11	G+1
12	12	G+1
13	13	G+1
14	14	G+1
15	15	G+1
16	17 (B1)	G+3
17	17 (B2)	G+4
18	17 (B3)	G+3
19	17 (B4)	G+4

Mahalaxmi City, K.N. 56, Bokhara, Koradi Road, Nagpur-441111.

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and that the total proposed construction on the entire layout is approved by NMRDA vide letter no. NMRDA/5004 dated 29.01.2021 under revised layout vide NMRDA letter no. NMRDA/342 dated 22.04.2021.

4. Further, commencement certificate/ approvals, as and when approved will be uploaded under document section of this project immediately (Approved and valid commencement certificates and sanctioned plans are uploaded under appropriate fields).

Note:

1. That the project part Occupancy Certificate (OC) is received under NMRDA letter no. EE (Dev. Work)/NMRDA/232 dated 31.05.2021.

2. Settled the Bank of Maharashtra (BOM) outstanding loan under the BOM OTS the said loan account was settled on 10.03.2021 under BOM NOC no. AD59/ARB/NOC/RLSPL/OTS/6010779/1062/2020-21 dated 10.03.2021 wherein the part funds of Rs.10 Crores were borrowed to settle the above said BOM loan, out of which Rs 5.0 Crores was borrowed under registered mortgage deed no. 8719 dated 03.06.2021.

3. The proposed units on the entire project layout are developed in several phases with pro-rata payment towards development & equipment's installation cost of common facilities/amenities as declared by the promoter; Similarly, the running and maintenance cost of same shall be recoverable from each homebuyers towards respective unit in said the layout. Further, promoter will appoint a service provider to maintain and run said developed facilities/ amenities.

4. That due to delay in committed payments/ revenue from the project homebuyers and their Home Loan providers, the project has delayed with cost overruns also considering COVID.



Promoter