SANJAY PAIDLEWAR & OTHER
PLOT NO. 140, SHIVAJI NAGAR, NAGPUR.440010
Email id:- cd@concretedevelopers.com , Mob No. 9823032502

Declaration about Separate Bank Account for real estate Projects

A. Name of the Promoter Organisation: SANJAY PAIDLEWAR AND OTHER
B. Name of the Project: SHREE LAXMI NAGAR - II

1) I/We are aware that as per section 4 (2) (D (D) of Real Estate (Registration and Development) Act, 2016, promoters are required to open a separate account in a scheduled bank to for the purpose of depositing seventy per cent of the amounts realised for the real estate project from the allottees, from time to time.

2) Accordingly, I/ we have a separate bank account for the real estate project / phase of real estate project the particulars whereof are as follows:

Account Name: SANJAY NAGORAO PAIDLEWAR/ NITESH RAMESHCHAND CHORDIA
Account Number: 309018396191
Bank Name: RBL BANK
Branch Name: Central Bazar Road, Ramdaspeth, Nagpur
IFSC Code: RATN0000163

3) We hereby confirm that the aforesaid bank account

a. is a separate bank account, exclusively for depositing seventy per cent of amounts realised lor the real estate project from the allottees, from time to time;

b. is a no-lien account and no loan / charge / encumbrance can be undertaken against the amounts deposited in this bank account;

c. the amounts in this separate bank account shall be withdrawn and used in consonance and in compliance with Section 4(2XI)(D) of the Act, Rule 5 of the Rules, Regulation 3 of the Regulations, the Orders as well as the Circulars of MahaRERA and in compliance of Circular No.391202-I dated 28.12.2021 read with Circular No. 39A / 2022 dated, 17 .03.2022;

d. shall be audited within six months after end of every financial year and shall upload on MahaRERA promoter web page the statements of accounts duly certified and signed by a chartered accountant in practice.

FOR SANJAY PAIDLEWAR & OTHER

Date: 02-09-2022

SANJAY PAIDLEWAR
AUTHORISED SIGNATORY
Authorized Signatory

SANJAY PAIDLEWAR & OTHER
PLOT NO. 140, SHIVAJI NAGAR, NAGPUR.440010
Email id:- cd@concretedevelopers.com , Mob No. 9823032502

DECLARATION ABOUT DEVIATION REPORT IN ALLOTMENT LETTER

I, **Sanjay Paidlewar**, the authorized signatory of Sanjay Paidlewar & Other, Promoter of the new proposed project named and styled as **SHREE LAXMI NAGAR - II** having Land admeasuring 1.01 hectare R., Rental Rs. 9/-, Khate No. 94 being portion of the entire land bearing Khasra No. 17/2 having total area of 1.20 Hectare R., Rental Rs. 10/-, held in Occupancy Class – 1 Rights of Mouza – RUI, Patwari Halka No. 26, situated at Village – Rui in Tahsil – Nagpur (Rural) and District - NAGPUR hereby declare that there is no deviation in the clauses and conditions mentioned in the Allotment Letter and that the Draft is made according to the norms as prescribed by MahaRERA.

FOR SANJAY PAIDLEWAR & OTHER

AUTHORISED SIGNATORY

Place: Nagpur
Date: 05-09-2022

SANJAY PAIDLEWAR
Authorized Signatory

SANJAY PAIDLEWAR & OTHER
PLOT NO. 140, SHIVAJI NAGAR, NAGPUR.440010
Email id:- cd@concretedevelopers.com , Mob No. 9823032502

TO WHOMSOEVER IT MAY CONCERN

I **Sanjay Paidlewar**, Authorized Signatory of the New development project named & styled **"SHREE LAXMI NAGAR - II"** the details of which are specified in Schedule of the Property given below.

As per the Title Search Report of Advocate **ASHWIN R. PATIL** dated **02nd September 2022** the property specified in Schedule of the Property is free from all types of encumbrances.

We on the basis of the Title Search Report further states that the scheduled Property is **free from all type of legal and litigation encumbrances.**

SCHEDULE OF THE PROPERTY

All that piece & Parcel of Land admeasuring 1.01 hectare R., Rental Rs. 9/-, Khate No. 94 being portion of the entire land bearing Khasra No. 17/2 having total area of 1.20 Hectare R., Rental Rs. 10/-, held in Occupancy Class – 1 Rights of Mouza – RUI, Patwari Halka No. 26, situated at Village – Rui in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:

ON THE EAST	-	ROAD
ON THE WEST	-	KH NO. 18
ON THE NORTH	-	KH NO. 17/1
ON THE SOUTH	-	KH NO. 16

Date: 05/09/2022

Place: Nagpur

FOR SANJAY PAIDLEWAR & OTHER

AUTHORISED SIGNATORY

Authorized Signatory,

Sanjay Paidlewar

SANJAY PAIDLEWAR & OTHER
PLOT NO. 140, SHIVAJI NAGAR, NAGPUR.440010
Email id:- cd@concretedevelopers.com , Mob No. 9823032502

TO WHOMSOEVER IT MAY CONCERN

I **Sanjay Paidlewar**, Authorized Signatory of the New development project named & styled **"SHREE LAXMI NAGAR - II"** the details of which are specified in Schedule of the Property given below.

As per the Title Search Report of Advocate **ASHWIN R. PATIL** dated **02nd September 2022** the property specified in Schedule of the Property is free from all types of financial encumbrances.

We on the basis of the Title Search Report further states that the scheduled Property is **free from all type of encumbrances.**

SCHEDULE OF THE PROPERTY

All that piece & Parcel of Land admeasuring 1.01 hectare R., Rental Rs. 9/-, Khate No. 94 being portion of the entire land bearing Khasra No. 17/2 having total area of 1.20 Hectare R., Rental Rs. 10/-, held in Occupancy Class – 1 Rights of Mouza – RUI, Patwari Halka No. 26, situated at Village – Rui in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:

ON THE EAST	-	ROAD
ON THE WEST	-	KH NO. 18
ON THE NORTH	-	KH NO. 17/1
ON THE SOUTH	-	KH NO. 16

Date: 05/09/2022

Place: Nagpur

FOR SANJAY PAIDLEWAR & OTHER

AUTHORISED SIGNATORY

Authorized Signatory,

Sanjay Paidlewar

SANJAY PAIDLEWAR & OTHER
PLOT NO. 140, SHIVAJI NAGAR, NAGPUR.440010
Email id:- cd@concretedevelopers.com , Mob No. 9823032502

DECLRATION ABOUT COMMENCEMENT CERTIFICATE

(Format D)

(Read circular No**. 32/2021** dated .....)

A. Name of the promoter/ organisation – SANJAY PAIDLEWAR AND OTHER

B. Name of project with CS/CTS/survey No.- SHREE LAXMI NAGAR - II

Land admeasuring 1.01 hectare R., Rental Rs. 9/-, Khate No. 94 being portion of the entire land bearing Khasra No. 17/2 having total area of 1.20 Hectare R., Rental Rs. 10/-, held in Occupancy Class – 1 Rights of Mouza – RUI, Patwari Halka No. 26, situated at Village – Rui in Tahsil – Nagpur (Rural) and District - NAGPUR

1. We are aware that as per section a[2] (c & d) of RERA act. 2016, read with Rule & 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 **NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY** (Planning authority) on 28/09/2021 for 45 Plots.

3. Also, the commencement certificate/ building plans are approved by **NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY** (Planning authority/competent authority) On 28/09/2021. Further, commencement certificate is granted up to **(plinth/ with zero FSI) 45 Plots.** (Out Of Approved Total 45 Plots.)

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)

FOR SANJAY PAIDLEWAR & OTHER

AUTHORISED SIGNATORY

DATED:- 05.09.2022

PLACE :- NAGPUR

SANJAY PAIDLEWAR

(Authorized Signatory)

SANJAY PAIDLEWAR & OTHER
PLOT NO. 140, SHIVAJI NAGAR, NAGPUR.440010
Email id:- cd@concretedevelopers.com , Mob No. 9823032502

DECLARATION ABOUT DEVIATION REPORT IN AGREEMENT FOR SALE

I, **Sanjay Paidlewar**, the authorized signatory of Sanjay Paidlewar & Other, Promoter of the new proposed project named and styled as **SHREE LAXMI NAGAR - II** having Land admeasuring 1.01 hectare R., Rental Rs. 9/-, Khate No. 94 being portion of the entire land bearing Khasra No. 17/2 having total area of 1.20 Hectare R., Rental Rs. 10/-, held in Occupancy Class – 1 Rights of Mouza – RUI, Patwari Halka No. 26, situated at Village – Rui in Tahsil – Nagpur (Rural) and District - NAGPUR hereby declare that there is no deviation in the clauses and conditions mentioned in the Agreement to Sale and that the Draft is made according to the norms as prescribed by MahaRERA.

FOR SANJAY PAIDLEWAR & OTHER

AUTHORISED SIGNATORY

Place: Nagpur
Date: 05-09-2022

SANJAY PAIDLEWAR
Authorized Signatory