To,
The Maharashtra Real Estate Regulatory Authority
Mahrera Headquarters
Housefin Bhavan, Plot No. C - 21, E - Block,
Bandra Kurla Complex, Bandra (E), Mumbai - 400051
Tel. No. 022 68 111 600
E mail: helpdesk@maharera.mahaonline.gov.in

DECLARATION REGARDING DETAILS OF ENCUMBRANCES CONCERNED TO LEGAL

1. I, **Sanjay Madhukarrao Mahakalkar** (P.A. No. AEDPM9631E) [Aadhaar No. 3376 5555 1915], Resident of Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur – 440009, acting as Sole Proprietor of **Mahakalkar Construction**, a Sole Proprietorship Firm, having its Office at Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur, hereby state and declare that **Mahakalkar Construction** intends to construct the **Building / Project** named as **Shiv Arcade** over **Nagpur Improvement Trust** leasehold land in its **Wathoda Street scheme** bearing **Plot No. 22** total containing by admeasurement **759.639 Sq. Mtrs.** (8177.00 Sq. Fts. - Area as per N.I.T. Lease Deed) [Area as per City Survey (Aakhiv Patrika) - 735.63 Sq. Mtrs.] being a portion of land bearing **Khasra No. 587/1** of **Mouza – Nagpur** bearing **Sheet No. 287, City Survey No. 128** bearing **Municipal Corporation House No. 1140 / J** in **Ward No. 20**, situated at **Nandanwan, Nagpur**, within limits of **Nagpur Municipal Corporation** and **Nagpur Improvement Trust** in **Tahsil** and **District – Nagpur**. (Herein afterwards referred to as the said **Plot / Building / Project** for sake of brevity and convenience).

2. I state and declare that Mahakalkar Construction acting through its Sole Proprietor, Sanjay Madhukarrao Mahakalkar has all legal rights, authority and powers to develop the said Plot No. 22 and to construct the Building / Project of Shiv Arcade thereon without any claim, disagreement, dispute, impediment, objection, obstruction or prohibition of any person, authority, government department, etc. whomsoever.

Mahakalkar Construction

Proprietor

3. I state and declare that as on date, there is no order of injunction or stay neither any litigation, court case, appeal, revision etc. is pending before any Court, Forum, Tribunal, Commission, Revenue or Statutory Authority or any other Government Department etc. and no order is operating against Mahakalkar Construction which impliedly or expressly prohibits or restrains Mahakalkar Construction to develop the said Plot No. 22 and to construct the Building / Project of Shiv Arcade thereon and / or to assign, convey, sell or transfer the Shops / Apartments / Units forming part and parcel of the proposed Building / Project of Shiv Arcade.

4. I state and declare that the Carpet Area of each Shop / Apartment / Unit as uploaded by Mahakalkar Construction on the website of MahRERA at the time of registration of the Building / Project of Shiv Arcade shall not be altered, changed, deviated or modified by Mahakalkar Construction under any circumstances in future and Mahakalkar Construction undertakes to incorporate and state the same Carpet Area in the Allotment Letters / Agreement to Sell / Sale Deeds of buyers which has been uploaded by Mahakalkar Construction on the website of MahRERA.

5. I state and declare that Mahakalkar Construction shall be liable and responsible to fix, repair and cure all patent and latent defects in any or all Shops / Apartments / Units in the Shiv Arcade building and the entire Building / Project of Shiv Arcade for a period of 5 (Five) years from the date, it receives Occupancy Certificate from the sanctioning authority i.e. the Nagpur Municipal Corporation.

6. I state and declare that Mahakalkar Construction shall apply only those force majeure events and clauses upon buyers of Shop / Apartment / Unit in the Shiv Arcade building which are specified by the MahRERA in its Model Agreement and Mahakalkar Construction declares that it shall not compel or bind buyers of Shop / Apartment / Unit in the Shiv Arcade building to accept any force majeure clause which are not specified by the MahRERA in its Model Agreement.

7. I state and declare that in future, in case, if any injunction, stay, dispute, litigation or court case occurs pertaining to the Building / Project of Shiv Arcade, then

Mahakalkar Construction

Proprietor

Mahakalkar Construction shall accordingly upload all documents and relevant information pertaining to any such injunction, stay, disputes, litigations or court cases on the website of MahRERA.

For Mahakalkar Construction

Mahakalkar Construction

Proprietor
Sanjay Madhukarrao Mahakalkar
(Sole Proprietor)
(Promoter)

Date: 06-08-2022

97, Ridge Road, Raghuji Nagar, Nagpur. | Mob.: 9373102107 | Email : mahakalkar.sanjay@rediffmail.com