



महाराष्ट्र MAHARASHTRA

○ 2025 ○

DP 285248

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९५

22 APR 2025

सक्षम अधिकारी

FORM 'B'

[See rule 3(6)]

श्रीमती मिनल महाजन

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 Mr. Vikash Kavar (Director of Vijaylaxmi Developers & Sec Pvt. Ltd), Mr. Narpatraj Mehta (Partner of AGM Spaces LLP), Mr. Deepak Vijay Agarwal, Mrs Renu Jain (Partner of Moksh Finvest & Advisors LLP), Mr. Mangesh Virendra Tiwari and Mr. Sachin Raghu Poojari of M/s. AGM VIJAYLAXMI ELITE LLP.

We, Mr. Vikash Kavar (Director of Vijaylaxmi Developers & Sec Pvt. Ltd), Mr. Narpatraj Mehta (Partner of AGM Spaces LLP), Mr. Deepak Vijay Agarwal, Mrs Renu Jain (Partner of Moksh Finvest & Advisors LLP), Mr. Mangesh Virendra Tiwari and Mr. Sachin Raghu Poojari of M/s. AGM VIJAYLAXMI ELITE LLP (LLP ID NO. AAL-1897) are developing a project known as "SIXTY 3 W.E. RESIDENCES" having its address at plot bearing C.T.S. No 532 (pt) of Village Pahadi Goregaon, Goregaon (East), Mumbai 400 063.



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Vikash Kavar
Narpatraj Mehta
Sachin Raghu Poojari

The Partner/s and authorized signatory of "AGM VIJAYLAXMI ELITE LLP", the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the land on which the development of the project is proposed.

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. That the Promoter undertakes to complete the project on or before 31st December 2031.
4. (a) For new projects:

That seventy per cent of the amounts realised 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 the cost of construction 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 realised hereinafter by us 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 the cost of construction and the land cost and shall be used only for that purpose.

OR

- (ii) That entire of the amounts to be realised 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 bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with 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 Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

[Signature]

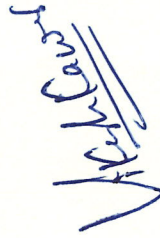
[Signature]

VijayLaxmi Elite LLP

[Signature]



7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That we promoter 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, within seven days of the said changes occurring.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

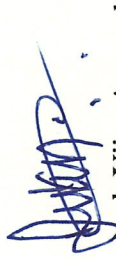


Mr. Vikash Kaur
(Director of Vijaylaxmi Developers & Sec Pvt. Ltd)

Deponent



Mr. Narpatraj Mehta
(Partner of AGM Spaces
LLP)
Deponent



Mr. Deepak Vijay Agarwal
Deponent



Mrs Renu Jain
(Partner of Moksh Finvest &
Advisors LLP)
Deponent



Mr. Mangesh Virendra Tiwari
Deponent



Sachin Raghu Poojari
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 25th day of April, 2025.



Mr. Vikash Kavar
(Director of Vijaylaxmi Developers & Sec Pvt. Ltd)

Deponent



Mr. Deepak Vijay Agarwal
Deponent



Mr. Mangesh Virendra Tiwari
Deponent



Mr. Narpatraj Mchta
(Partner of AGM Spaces
LLP)
Deponent



Mrs. Rewa Jain
(Partner of Moksh Finvest &
Advisors LLP)
Deponent



Sachin Raghu Poojari
Deponent