



महाराष्ट्र MAHARASHTRA

2024

DF 137557



FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of of **Luxora Infrastructure Private Limited**, through its
Authorized Director Shri Tarun Hundalani hereinafter to as the "**Promoter**" of the proposed
project **Primo 112**, duly authorised by the Promoters of the proposed project, vide their
authorisation dated 1st October 2024.

We **Luxora Infrastructure Pvt. Ltd.** through our Authorised Director, **Tarun Hundalani**, duly
authorized by the promoters of the proposed project do hereby solemnly declare,
undertake and state as under:

जोडपत्र - २

मुद्रांक विक्री नोंदवही अनुक्रमांक

८८६७००

21 MAR 2021

दस्तावा प्रकार

AGR

दस्त नोंदणी करणार आहेत का ? :- होय/नाही

भिळकतीचे ओडल्यात वर्णन

For LUXORA INFRASTRUCTURE PVT LTD

मुद्रांक विकत घेणाऱ्याचे नांव

हस्त असल्यास त्याचे नांव, पत्ता

Mumbai

Koushna chaudhary

सही

मुद्रांक पदाकाराचे नांव

Rega

मुद्रांक शुल्क रक्कम

परवानाधारक मुद्रांक विक्रेत्याची सही-

श्री. शंकर साहेबराव मादस)

मुद्रांक विक्रीचे ठिकाण/पत्ता-जिल्हा सत्र न्यायालय, ठाणे.

रवाना क्रमांक - ९२०९०३९

ज्या कारणासाठी उक्तीची मुद्रांक खरेदी केला त्यासाठी त्याच
कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात बाबत
बंधनकारक आहे.



Project Details: "Primo 112" situated at KH No 90/1 pt 90/2 pt 91 pt 108/1 pt 108/2 pt 108/3 pt at Pipla, Nagpur (Rural), Nagpur, 440034.

1. That the Promoter has a legal title report to the land on which the development of the project is to be carried out

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 there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.
3. That the Promoter undertakes to complete the Project on or before 18/02/2025.
4. For project:-
 - (i) That seventy per cent of the amounts to be realised hereinafter by me 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.
6. That 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.
7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the 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 the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



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 THANE on this 24th day of MAR 2025.

For Luxora Infrastructure Private Limited

For LUXORA INFRASTRUCTURE PVT LTD



Director / Authorised Signatory



Tarun Hundalani
(Director and Authorised Signatory)

Deponent

NOTARISED

SUNITA S. GOLE
ADVOCATE & NOTARY

Off: Shop No. 1, Near Food Box Hotel,
Behind Sai Baba Mandir Thane Court Nak.
Thane (W)-400601 Mob: 9819815553

24 MAR 2025

