RSL REALITIES LLP
4th Floor, 1/2/3, Girish Heights, LIC Square,
Near Bharat Talkies, Sadar, Nagpur
Maharashtra 440001

+91 712 6609960
+91 97667 99990
info@leveragegroup.in

DECLARATION

M/s RSL REALITIES LLP office at FF1,2,3 Girish Heights, LIC SQUARE, SADAR, Nagpur - 440001 ,having a Layout/Plot Scheme called "LAKE SHORE OASIS - PLOTS" Address:- Situated at PH NO 38 S NO 104(P) 105 106 107 108(P) 109 110, Village: Pipla , Taluka Nagpur Rural & District Nagpur-440034

Boundaries: KH NO 110 PART to the East, KH NO 104PART 105PART 106PART to the West, INTERNAL ROAD KH NO 109 PART to the North & KH NO 107 PART AND 110 PART to the South.

We, RSL REALITIES LLP (Promoter) through Authorised Partner Shri Aditya Umesh Gupta (Partner and Authorised Signatory) hereby declare as Under:

1. The net plotable area is 14,674.21 square meters, as per the sanctioned plan dated 05/04/2024 for KH Nos. 104/1 (Part), 104/2 (Part), 104/3 (Part), 105/1, 106/1, 107 (Part), 108/1 (Part), 108/2 (Part), 108/3 (Part), 109/3 (Part), 110/4 (Part), and 110/5 (Part), out of the total area of 9.45 hectares. The total available land with the owner is 22.38 hectares, with the balance being utilized for various purposes like recreational open spaces, irrigation canals, DP road widening, etc.

#	KH No. As per Development Agreement	Owned by Luxora Infrastructure Pvt. Ltd (Area in Hectare)	Development Agreement executed for Luxora Infrastructure Pvt. Ltd (Area in Hectare)	Kh NO. as per Application and CC	Remarks
1	104/1 (Part), 104/2 (Part) and 104/3 (Part)	5	0.64	104 (P)*	Development agreement is executed only for a part of the Khasra, and the layout is sanctioned for the same part.
2	105/1	0.86	0.86	105	Development agreement is for the full Khasra, and layout approval has been obtained for the entire area.
3	106/1	1.06	1.06	106	Development agreement is for the full Khasra, and layout approval has been obtained for the entire area.

4	107 (Part)	1.15	0.62	107	Out of 1.15 hectares, 0.62 hectares are covered under the development agreement. The remaining land is used for existing recreational open space purposes and other purpose. Hence in the current Sanction by concerned authority the KH No. 107 is considered as full Khasra under the NA order dated 24/05/2024.
5	108/1 (Part), 108/2 (Part), 108/3 (Part)	4.6	2.4	108 (P)*	Development agreement is executed only for a part of the Khasra, and the layout is sanctioned for the same part.
6	109/3 (Part)	2.42	0.02	109	Out of 2.42 hectares, 0.02 hectares are covered under the development agreement. The remaining land is reserved for other uses including irrigation canals, Residential Purpose, Road Widening Purpose etc. Hence in the current Sanction by concerned authority the KH No. 109 is considered as full Khasra under the NA order dated 24/05/2024.
7	110/4 (Part) and 110/5 (Part)	7.29	3.85	110	Out of 7.29 hectares, 3.85 hectares are covered under the development agreement. The remaining land is used for existing residential R3, recreational purposes, Road Widening Purpose etc. Hence in the current Sanction by concerned authority the KH No. 110 is considered as full Khasra under the NA order dated 24/05/2024..
	Total	22.38	9.45		

*(P) Stand for Part

2. Out of the total land mentioned above, KH Nos. 104 (Part) and 108 (Part), for which no development agreement has been executed by the Promoter and Landowner, are retained by the landowner and are utilized for road widening, irrigation canals, recreational open spaces, residential purposes etc.

3. No development/sale will be undertaken on the area covered under Kh. No. 104 (part), Kh. No. 108 (Part) , for which no development agreement has been executed by us.

4. The development agreement covers only the area that will be developed/Sale and hence balance are of Kh. No. 104 (part), Kh. No. 108 (Part) for which Layout permission is not taken by us and not covered under NA Order.

5. Further, PH No. 38, S Nos. 104 (P), 105, 106, 107, 108 (P), 109, and 110 are owned by a single owner, M/s Luxora Infrastructure Pvt. Ltd., and the sanction permit has been received for all the above-mentioned Khasra numbers for the areas for which the development agreement is being executed by us, from the competent authority. Moreover, M/s Luxora Infrastructure Pvt. Ltd. is also a co-promoter of the project. Therefore, all the KH under NA Order i.e PH No. 38, S Nos. 104 (P), 105, 106, 107, 108 (P), 109, and 110 were mentioned in the MahaRERA registration application

6. We have mentioned the Khasra No as per the NA order received in the name of Co-promoter i.e M/s Luxora Infrastructure Pvt Ltd.

7. The total of 97 plots for which we have applied for RERA registration, covering 14,674.21 square meters (1.43 hectares), falls under the total area of 9.45 hectares for which the development agreement has been executed between the promoter, M/s RSL Realities LLP, and the co-promoter, Luxora Infrastructure Pvt. Ltd..

RSL REALITIES LLP

FF1,2,3 Girish Heights, LIC SQUARE, SADAR, Nagpur -440001

Considering the above facts (which is more explained above for the better clarity) please proceed for the registration of the project.

Enclosing Herewith the following documents for your cross reference

1) Registered Development Agreement- Schedule of Property and and Description of Project Land
2) 7/12
3) TP Plan

Shri Aditya Umesh Gupta

(Partner and Authorised Signatory)

(27)

FIRST SCHEDULE

DESCRIPTION OF THE SCHEDULE PROPERTY

All that pieces and parcels of land in all admeasuring 22.38 Hectares (55.30 Acres) situated at Mauza / Village: Pipla, P. H. N). 38, Tahsil, Nagpur (Rural), District: Nagpur more particularly detailed below:

Khasra No.	Hectares	Acres
104/1	1.76	4.35
104/2	2.43	6
104/3	0.81	2
105/1	0.86	2.13
106/1	1.06	2.62
107	1.15	2.84
108/1	1.75	4.32
108/2	0.83	2.05
108/3	2.02	4.99
109/3	2.42	5.98
110/4	1.62	4
110/5	5.67	14.01
Total	22.38	55.29

SECOND SCHEDULE

DESCRIPTION OF PROJECT LAND

Land admeasuring 9.45 Hectares (23.35 acres) bearing Survey Nos. as follows and situated at MAUZA : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL) and District : Nagpur

Khasra No.	Hectares	Acres
104/1 (part)	0.33	0.82
104/2 (part)	0.08	0.19
104/3 (part)	0.23	0.56
105/1	0.86	2.13
106/1	1.06	2.62
107 (part)	0.62	1.54
108/1 (part)	1.63	4.04
108/2 (part)	0.50	1.24
108/3 (part)	0.27	0.66
109/3 (part)	0.02	0.05
110/4 (part)	0.69	1.70
110/5 (part)	3.16	7.81
Total	9.45	23.35

नगन-ग्रा--१०
६२६४ /२०२४
30 /९२४

RSL REALITIES LLP

FF1,2,3 Girish Heights, LIC SQUARE, SADAR, Nagpur -440001

