

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑ SE 661840

जोडपत्र - २

मुद्रांक विक्री नोंदवही अनु क्रमांक 33086 दिनांक 29 JUL 2017

दस्ताचा प्रकार Deed

दस्त नोंदणी करणार आहेत का ? - होय / नाही

मिळकतीचे थोडक्यात वर्णन NO

मुद्रांक विकत घेणा-याचे नाव

हस्ते अशोक्षरा त्यांचे नाव, पत्ता Sandesh Ramane

सही Sandesh

दुस-या पक्षकाराचे नाव Rera

मुद्रांक शुल्क रक्कम 100/-

परवानाधारक मुद्रांक विक्रेत्याची सही (सौ.शिल्पा एस.नाईक)

परवाना क्र.: १२०१०३३

तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता - नाईक कमर्शियल सेंटर, शॉप नं. २, आनंद पॅलेस बिल्डींग, भवानी चौक, टेंबी नाका, ठाणे (प).

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.)

DIST. TREASURY OFFICE THANE

जिल्हा कोषागार कार्यालय ठाणे 25 JUL 2017 मुद्रांक शुल्क लिपीक / लिपीक 25/7/2017

NOTARY KAJAL PATHAK THANE Reg.No. 4330 9821138766 25340933 GOVT OF INDIA

FORM 'B'
See rule 3(6)
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Deepak Vasandani, Authorised Signatory of **Luxora Infrastructure Private Limited**, hereinafter to as the **"Promoter"** of the proposed project, duly authorised by the Promoter of the proposed project, vide their authorisation dated 25th July 2017;

I, Deepak Vasandani, duly authorized by 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 Park Mansion 48 ("**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 details of encumbrances and litigation, with respect to the said land are provided/uploaded by the Promoter with Form A- Application for Registration of Project is included.

3. That the time period within which the Project shall be completed by the Promoter from the date of registration of the Project is 8 months;

4. For ongoing project on the date of commencement of the Act
(i) 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 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.

For LUXORA INFRASTRUCTURE PRIVATE LIMITED

Director /Authorised Signatory

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 29th day of JULY 2017.

For Luxora Infrastructure Private Limited

Deepak Vasandani
(Director)

For LUXORA INFRASTRUCTURE PRIVATE LIMITED

Director /Authorised Signatory

Deponent

NOTARISED
Rajani Pathak
B.Sc., L.L.M.
NOTARY
1st Floor, Vision Business Centre,
Bhandarwala Terrace, Adjacent the Court,
Thane. Ph.: 25340395, 9821138766

NOTED & REGISTERED
Sr. No. 7327/17

NOTARY
RAJANI PATHAK
THANE
REG. No. 4339
9821138766
25340395
GOVT. OF INDIA

31 JUL 2017