

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ CV 228289



FORM 'B'
See rule 3(6)

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Tarun Hundalani, 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 1st October 2024.

I, Tarun Hundalani, 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

NOTARY
SUNITA S. GOLE
Dist. Thane (M.S.)
Regn.No.10294/13
Expiry Date
24 Sept.2028
GOVT. OF INDIA

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 undertake to complete the Project on or before 30/11/2025.

4. For ongoing project on the date of commencement of the Act
(i) That seventy per cent of the amounts to be realised hereinafter by the 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.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(W) on this 02nd day of JANUARY 2025.

For LUXORA INFRASTRUCTURE PVT LTD

Authorised Signatory

For Luxora Infrastructure Private Limited

Tarun Hundalani
(Director)

Deponent

NOTARISED
SUNITA S. GOLE
ADVOCATE & NOTARY
Off.:Shop No. 3, Near Food Box Hotel,
Behind Sai Baba Mandir Thane Court Naka
Thane (W)-400601 Mob 9819815553
2 JAN 2025

NOTARY
SUNITA S. GOLE
Dist.Thane (M.S.)
Regn.No.10294/13
Expiry Date
24 Sept.2028
GOVT. OF INDIA