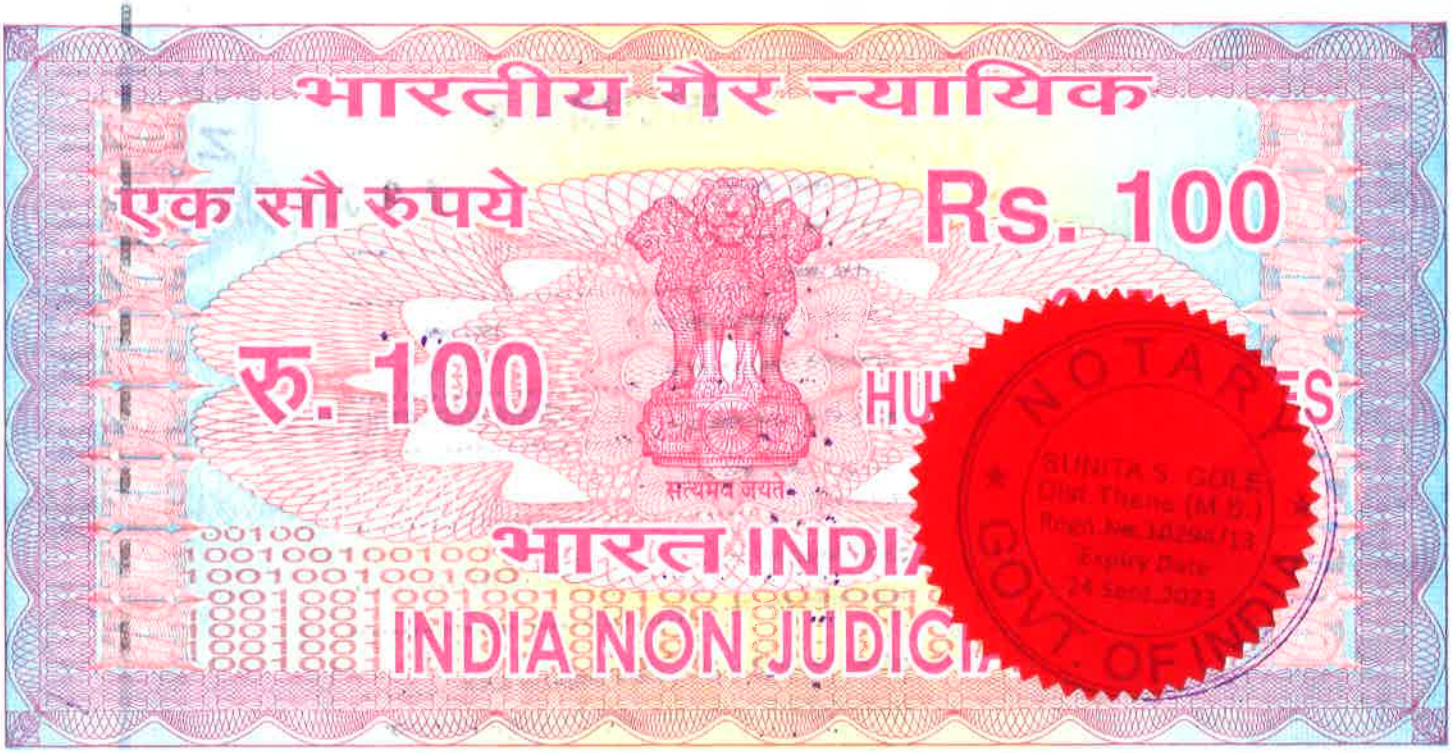

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ . 57AA 479022

जिल्हा कोषागार कार्यालय, ठाणे
19 JUN 2023
मुद्रांक प्रमुख लिपीक / लिपी

NOTARIAL NOTARIAL NOTARIAL

NOTARY
SUNITA S. GOLE
Dist.Thane (M.S.)
Regn.No.10294/13
Expiry Date
24 Sept.2023
GOVT. OF INDIA

FORM 'B'
See rule 3(6)

Affidavit cum Declaration

Affidavit cum Declaration of Ms.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 25th July 2017;

I, Tarun Hundalani, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under

जोडपत्र - २

मुद्रांक विक्री नोंदवही
अनुक्रमांक 190659 दिनांक 19 JUN 2023

परवाना प्रकार - Ar

दस्त नोंदणी करणार आहे का ? होय/नाही

मिळकतीचे ओळखपत्र क्रमांक - Thane

मुद्रांक विकत घेणाऱ्याचे नांव - For LUXORA INFRASTRUCTURE PRIVATE LIMITED

इसमे मजलूस त्यांचे नांव,
पत्ता व सही - Krushna Chaudhari 8169668606

इसमा प्रकाराचे नांव - Rera

मुद्रांक शुल्क रक्कम -

मुद्रांक विक्रेत्याची सही - (शंकर साहेबराव यादव
मुद्रांक विक्रीचे ठिकाण/पत्ता - ठाणे जिल्हा सत्र न्यायालय,
ठाणे (प.) - [illegible]
परवाना मुद्रांक क्रमांक - १२०१०३१

[illegible] त्यांनी मुद्रांक खरेदी केला त्यांनी
त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून
६ महिन्यात वापरणे बंधनकारक आहे.

NOTARY GOVT. SUNITA S. G... Dist. Thane (M.S.) Regn. No. 10... Expiry Date 24 Sep 2023

1. That the Promoter has a legal title report to the land on which the development of the project Park House Tranquil 2 ("**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 extension of the Project is 9 months and it will be completed by 31st March 2024.

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

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.

NOTARY SUNITA S. GOLE Dist.Thane (M.S.) Regn.No.10294/13 Expiry Date 24 Sept.2023 GOVT. OF INDIA

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 _____on this ___day of _____.

For **Luxora Infrastructure Private Limited**

For LUXORA INFRASTRUCTURE PRIVATE LIMITED

Director /Authorised Signatory

Tarun Hundalani,
(Director)

Deponent

BEFORE ME
NOTARY
SUNITA S. GOLE
ADVOCATE & NOTARY
Off.:Shop No 3, Near Food Box Hotel,
Behind Sai Baba Branch,Thane Court Naka
Thane (W)-400601. Mob.:9819815553

NOTED & REGISTERED
Sr. No. 14992/2023

20 JUN 2023