Luxora
BEYOND COMPARE

Format A

Declaration about Separate Bank Account for real estate projects

A. Name of the Promoter Organization : Luxora Infrastructure Private Limited
B. Name of the Project: Park House Tranquil 2
   1. I/We are aware that as per section 4(2) (1)(D) of Real Estate Act(Registration and Development) Act(2016), promoters are required to open a separate account in a scheduled bank for the purpose of depositing seventy percent of the amounts realized for the real estate from the allottees, from time to time.
   2. Accordingly I/We have a separate bank account for this real estate project phase of real estate project Park House Tranquil the particulars whereof are as follows:
      ACCOUNT NAME : Luxora Infrastructure Pvt. Ltd. RERA Escrow Park House Tranquil-2
      ACCOUNT NUMBER : 03940200001225
      BANK : Bank of Baroda
      BRANCH NAME: Gamdevi Branch
      IFSC Code: BARB0GAMDEV

   3. We hereby confirm that the aforesaid Bank Account:
      a) Is a separate bank account exclusively for depositing seventy percent of amounts realized for the real estate projects from the allottees from time to time
      b) Is a no-lien account and no loan/charge/encumbrance can be undertaken against the amounts deposited in this bank account.
      c) The amounts in this bank account shall be withdrawn and used in consonance and in compliance with section 4(2)1(D) of the act, Rule 5 of the rules, regulation 3 of the regulations, the orders as well as the circulars of Maharera and in compliance of circular No 39/2021 dated 28.12.2021 read with circular No 39A/22 dated 17.03.2022.
      d) Shall be audited within 6 months after end of every financial year and shall upload on Maharera Promoter webpage, the statements of accounts duly certified and signed by a chartered accountant in practice.

FOR LUXORA INFRASTRUCTURE PRIVATE LIMITED

Director
Date : 25th May 2023

Luxora Infrastructure Pvt. Ltd. Mumbai

Luxora Infrastructure Pvt. Ltd.
CIN : U70100MH2007PTC166943
Unit No. 150, Avlor Corporate Park, Nirmal Galaxy,
LBS Road, Mulund West, Mumbai – 400080
Ph : 25908100 / 25908200
www.ensaara.co.in