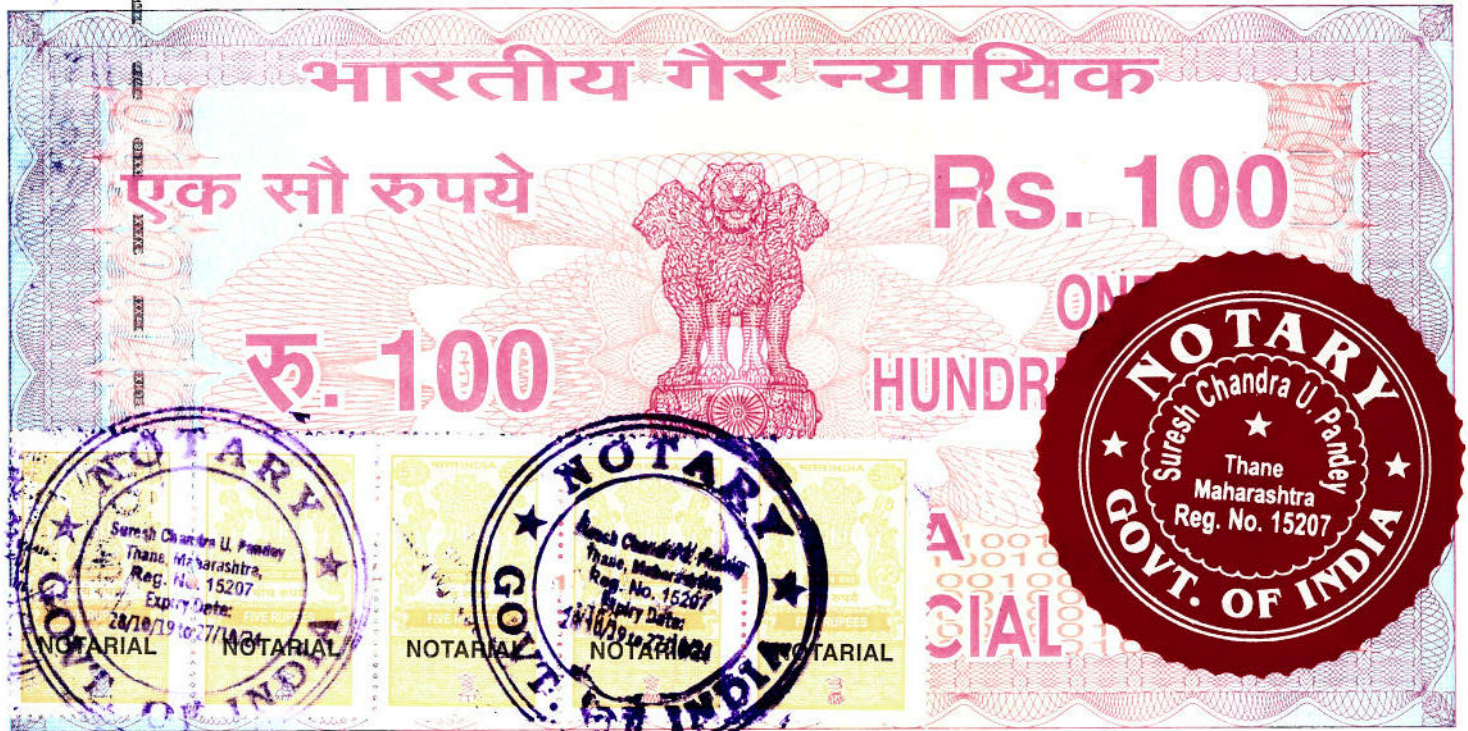


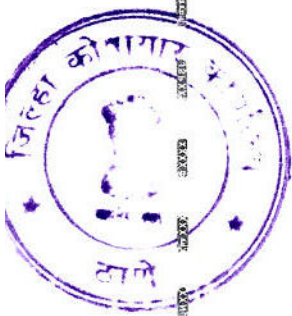


महाराष्ट्र MAHARASHTRA

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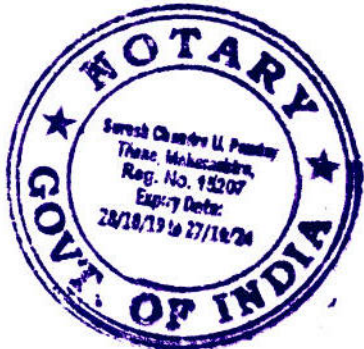
जोडपत्र - २

WF 252948



जिल्हा कोषागार कार्यालय, ठाणे
29 JUN 2020
मुद्रांक प्रमुख लिपीक / लिपीक

मुद्रांक विवरी नोंदवरी
अनुक्रमांक ११२२
दस्तावेज क्रमांक २१ JUL 2020
दस्तावेज मालकी
मिळवणी
For LUXORA INFRASTRUCTURE PRIVATE LIMITED
Bhosh
RERA
HDFC
Director / Authorised Signatory
मुद्रांक शुल्क
मुद्रांक विवरी नोंद
मुद्रांक विवरी नोंद
दस्तावेज क्रमांक
ठाणे (ग.) - २०२०
परवाना मुद्रांक नोंद
ज्या कारणास्तव
मुद्रांक स्वारी करण्यात आली ती खरीदण्यासाठी म्हणूनच आहे.



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:

Deepak Vasandani

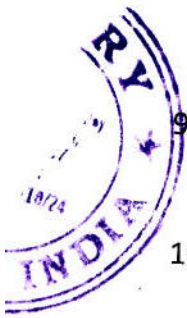


1. That the Promoter has a legal title report to the land on which the development of the project Birch ("the Project") is proposed

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 37 months;
4. For ongoing project on the date of commencement of the Act
(i) That Hundred 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.



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

[Signature]
Director / Authorised Signatory

[Signature]
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 _____.

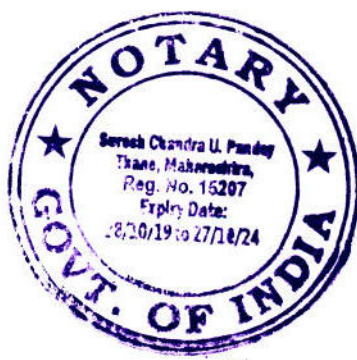
For Luxora Infrastructure Private Limited

For LUXORA INFRASTRUCTURE PRIVATE LIMITED

[Signature]
Director / Authorised Signatory

Deepak Vasandani
(Director)

[Signature]
Deponent



NOTARIZED
[Signature]
SURESH CHANDRA U. PANDEY
ADVOCATE & NOTARY
GOVT. OF INDIA
Regd. No.: 15207
M. 100/2004/0016, Opp. Municipal School No. 1,
Court Naka, Thane (W) - 400 601.

14 JUL 2020