Luxora
BEYOND COMPARE

DISCLOSURE

To whomsoever it may concern

I, the undersigned, authorized signatory for registration of the project Birch, being developed by Luxora Infrastructure Pvt. Ltd. with Maha RERA hereby disclose the following:

1. The Approved Plans of the Project are subject to minor changes (internal layout changes of toilet, service slab, staircase, etc.) as per site constraints and customer requirements/commitments. The revisions will be uploaded as soon as the revised Approved Plans are received from the sanctioning authorities.
2. No. of Floors: there is proposed increase in the number of floors of the Project from G+7 to G+12 floors, along with associated and necessary changes to the RCC structure, columns and beams, Fire fighting provisions, Building Height and Project Area etc.
3. Parking and Parking Layout: there is proposed increase in the number of Parking spaces and Parking Layout to reflect the increased number of units in the Project
4. FSI : There will be changes in FSI corresponding to increase in number of floors & amended floor plans.
5. Proposed changes to the Sanctioned Unit/Floor/Layout/Parking Plans
6. Elevation: Windows, Chajjas, and elevation features for the Project to be revised accordingly.
7. Lift and Water Tanks: Shaft size and Capacity and Water Tanks capacity may undergo revision
8. Other changes required for the increase in the number of floors of the Project
9. The Common Amenities offered to customers of this building are as per the submissions made to RERA
10. Due to revisions in the Township Regulations by the Appropriate Authorities, governing Special Township Projects and Integrated Township Projects, the permissible Floor Space Index for Integrated Township may be increased/decreased from time to time and the Ensaara Property may be enlarged/reduced. Accordingly, we reserve our right to amend the master layout plan in the future (area change/design change) to use the revised development potential/Ensaara Property by constructing additional buildings, amending proposed buildings and/ or increasing the floors of existing buildings in the layout. The same has been disclosed to all unit purchasers in the composite layout.

PROMOTER

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