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महाराष्ट्र MAHARASHTRA ◑ 2025 ◑ UR 955922

जिल्हा कोषागार कार्यालय, ठाणे
5 JUN 2025
प्रमुख लिपीक / लिपीक

FORM 'B'

[See Rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration **M/s Luxora Infrastructure Private Limited (Promoter) through its Director and Authorized Signatory Mr. Deepak Vasandani** of the proposed project **"Vista 3A"**, duly authorized by the Promoters of the Proposed Project, vide its authorization letter Dated 1st October 2024;

NOTARY SUJATA V. JOSHI Dist. Thane (M.S.) Regn.No.10293/13 Expiry Dt.24/08/2028 GOVT OF INDIA

जोडपत्र - २

- 6 JUN 2025

मुद्रांक विक्री नोंदवही अनुक्रमांक 13859 दिनांक

दस्ताचा प्रकार Aff

दस्त नोंदणी करणार आहेत का ? :- होय/नाही

मिळकतीचे थोडक्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव For LUXORA INFRASTRUCTURE PVT LTD

हस्ते असल्यास त्यांचे नांव, पत्ता Mumbai

सही Dilip kamble Director / Authorised Signatory 8108809516

दुसऱ्या पक्षकाराचे नांव

मुद्रांक शुल्क रुपये

परवानाधारक मुद्रांक विक्रेत्याची सही

श्री. शंकर साहेबराव काळे

मुद्रांक विक्रीचे ठिकाण/जवा-जिल्हा सत्र न्यायालय, ठाणे.

रवाना क्रमांक - १२०५०६१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापर बंधनकारक आहे.

Project Details: **"Vista 3A"** Situated at Khasra No 97/1/2/3/4/ pt at Pipla, Nagpur (Rural), Nagpur-440034.

We, M/s Luxora Infrastructure Private Limited (Promoter) through its Director and Authorized Signatory Mr. Deepak Vasandani of the Project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed new project is to be carried out.

   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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **31/12/2025.**

4. **For projects:-**
   That seventy per cent of the amounts realised by me 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.

NOTARY SUJATA V. JOSHI Dist. Thane (M.S.) Regn. No. 10293/13 Expiry Dt. 24/09/2025

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 have 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.

NOTARISED
SUJATA V. JOSHI
ADVOCATE & NOTARY
101/102, Vishal Bldg., Station Road,
Kalwa (W), Thane-400 605.

NOTED & REGISTERED
Sr. No. 7868/2025
17 JUN 2025

Deepak Vasandani
Director and Authorized Signatory
Luxora Infrastructure Private Limited.
(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 on this day of 06 /06/ 2025.

For LUXORA INFRASTRUCTURE PVT LTD

Director / Authorised Signatory

Deepak Vasandani
Director and Authorized Signatory
Luxora Infrastructure Private Limited.
(Deponent)