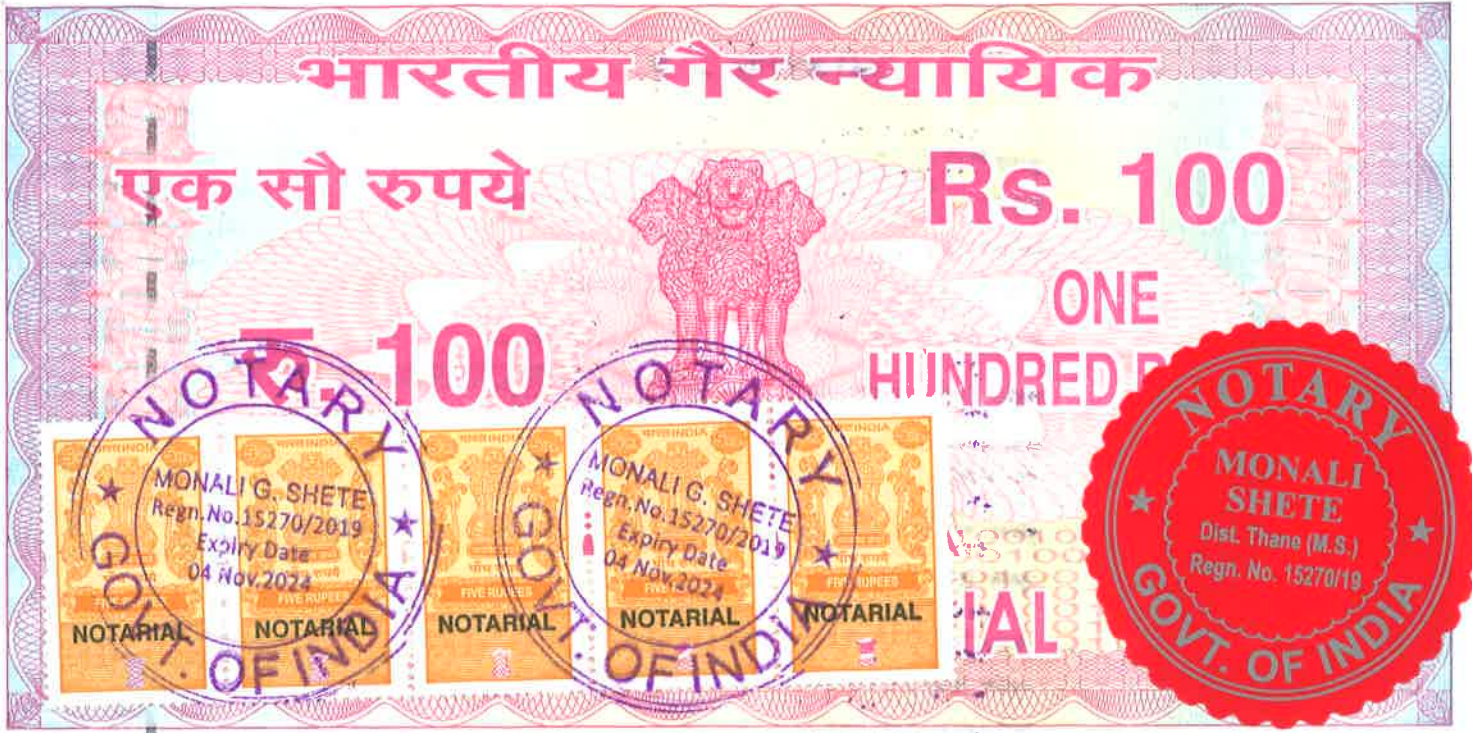




महाराष्ट्र MAHARASHTRA

2023

67AA 061628



FORM 'B'
See rule 3(6)

Affidavit cum Declaration

Affidavit cum Declaration of Mr. 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:

जीवपत्र - २

24 AUG 2023



पुणे जिल्हा नॉटरी

310270

दिनांक

वस्तुचा प्रकार -

Agar

हस्ता नोंदणी करणारा आहे का ?

होय/नाही

किरायासाठी येथे वास्तव्य करणारे -

There

संपत्ती किंमत देणाऱ्याचे नांव -

LUXORA INFRASTRUCTURE PRIVATE LIMITED

संपत्ती किंमत देणाऱ्याचे नांव,

कायदा नं. -

Amushna chaudhari + 8169668606

संपत्ती किंमत देणाऱ्याचे नांव -

REKA

संपत्ती किंमत देणाऱ्याचे नांव -

संपत्ती किंमत देणाऱ्याचे नांव - (शेकर साहेबराव शेटे)

संपत्ती किंमत देणाऱ्याचे ठिकाण/पत्ता - ठाणे जिल्हा नॉटरी

फोन (ह.) - 800 809.

वस्तुचा शुद्धीकरण क्रमांक - 9209089

हस्ता नोंदणीसाठी येथे नोंदणी करणारी संपत्ती किंमत देणाऱ्याचे नांव, कायदा नं. - 800 809. वस्तुचा शुद्धीकरण क्रमांक - 9209089





1. That the Promoter has a legal title report to the land on which the development of the project Ebony ("**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 39 months and it will be completed by 31st Dec 2026.
4. For ongoing project on the date of commencement of the Act
(i) That seventy percent 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
Tarun
Director / Authorise 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
Tarun
Director / Authorise Signatory

For Luxora Infrastructure Private Limited

Tarun
Tarun Hundalani
(Director)

Deponent

NOTARISED
Monali G. Shete
MONALI G. SHETE
ADVOCATE & NOTARY
Shop No. 1, Dighe House, Behind Sai Baba
Mandir, Court Naka, Thane (W)-400601.

25 SEP 2023

