

NEEV SAI DEVELOPERS

Office No 209, V-18, Survey No 18/2A, Balewadi High Street, Haveli Pune-411045.

Self-declaration regarding units allotted to Landowners under Area Share Arrangement Declaration cum Undertaking

(On promoter's letter head)

(In case of multiple landowners for Rehab units/Self-consumption units)

Name of the Promoter Organization: NEEV SAI DEVELOPERS

(Designated promoter)

Name of the project: "LUXTON"

We are the owners of project LUXTON Situated at Survey No. 111/1/3, 111/2, Village: Wakad, Taluka - Mulshi, Pimpri Chinchwad, District - Pune, 411057. do here by state, declare and undertake as under:

1. We say and declare that, the promoter NEEV SAI DEVELOPERS have applied for RERA registration of a real estate project LUXTON with Maha RERA.
2. As per the Development Agreement executed between promoter and landowners dated in favour of the promoter (name of promoter organization), the promoter has agreed to develop and allot following units in this proposed project and the details regarding the same has been also mentioned in Form 3 (Table C).

Sr no.	Tower/ Building	Flat no./Unit no.	Basic Carpet Area (in sq. Mtr.)	Name of respective landowner
1.	Tower 3	T3-401	75.11	Tukaram Ganpat Vinode
2.	Tower 3	T3-405	95.38	Tukaram Ganpat Vinode
3.	Tower 3	T3-506	95.64	Tukaram Ganpat Vinode

4.	Tower 3	T3-603	135.33	Tukaram Ganpat Vinode
5.	Tower 3	T3-606	79.81	Tukaram Ganpat Vinode
6.	Tower 3	T3-705	95.38	Tukaram Ganpat Vinode
7.	Tower 3	T3-706	95.64	Tukaram Ganpat Vinode
8.	Tower 3	T3-1105	72.32	Tukaram Ganpat Vinode

3. We state, declare and undertake that the aforementioned units are rehab units/ the units that are to be retained for self-consumption and are not intended to sell the same to any third party, for consideration and we have not opened any RERA bank accounts for the project **LUXTON**
4. We state, declare and undertake that, the contents of this Declaration-cum-undertaking are, true correct and binding upon us.

Date: 27/12/2025

(Signature of landowner)

Sr No.	Name of the landowner	Signature of the landowner
1.	Tukaram Ganpat Vinode	T. G. Vinode



For NEEV SAI DEVELOPERS,

Sachin
SACHIN BASANTLAL GARG
Authorized Signatory