

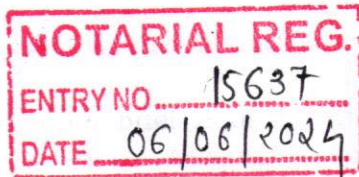


महाराष्ट्र MAHARASHTRA

2024

03AB 031944

21 MAY 2024



FORM 'B'

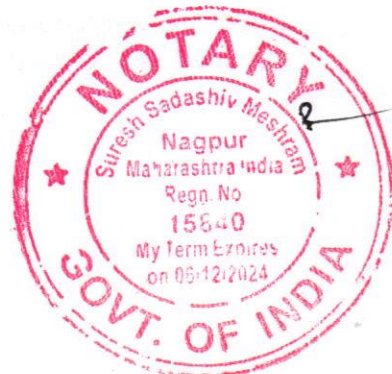
[See rule3(6)]

**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 of **Shri Virendra S/o Ghanshyamdas Kukreja (Land Owner)**, through its Power of Attorney (POA )Holder **M/s Kukreja Infrastructures** through its Authorised Signatory and Partner **Shri Shravan S/o Ghanshyamdas Kukreja**, of the proposed New project "**Kukreja Embassy-II**", duly authorized by the Landowners of the Proposed New Project, vide its authorization letter and Power of Attorney Dated 02<sup>nd</sup> May 2024;

**"Kukreja Embassy-II"** Address:- Situated at Plot No.24 and 22/B, CTS No.1861,1862 Sheet No.58, Mouza Jaripatka, New Colony, admeasuring 1850.72 Square Meter , Mouza: Jaripatka, Taluka /District Nagpur-440013.



(अनुच्छेद ४)

प्रतिज्ञा पत्र कोणाकडे सादर करावयाचे ..... २१/५

प्रतिज्ञापत्रासाठीच कारण.....

मुद्रांक विकत घेणाऱ्याचे नाव व  
रहिवाशी पत्ता.....

मुद्रांक विक्री बाबतची नोंद वही  
अनुक्रमांक/दिनांक.....

मुद्रांक विकत घेणाऱ्याची सही/दिनांक.....

परवानाधारक मुद्रांक विक्रेत्याची सही व सौ. सविता एन. चांदोकर  
परवाना क्रमांकतसेच मुद्रांक  
विक्रीचे ठिकाण

स्टॅम्प व्हेंडर,  
लॉ. नं. २०/१९९२  
दु.नि.क्र.५, नागपूर-शहर  
कोड नं. ४६०१०३९

We, M/s Kukreja Infrastructures (POA Holder) through its Partner and  
Authorised Signatory Shri Shravan S/o Ghanshyamdas Kukreja of the Project duly  
authorized by the promoter of the proposed New 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  
**30/11/2028.**

4. (a) For New 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.

(b) For ongoing project on the date of commencement of the Act.

That seventy per cent of the amounts to be realised hereinafter by  
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.

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.
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.

**For Land Owners**

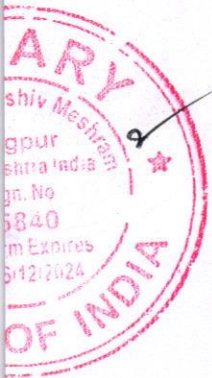
**Shri Shravan S/o Ghanshyamdas Kukreja**

**(Authorised Partner)**

**Kukreja Infrastructures**

**POA Holder**

**(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 **31<sup>th</sup> May 2024**.

**For Land Owners**



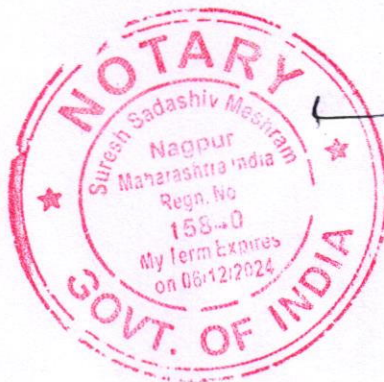
**Shri Shravan S/o Ghanshyamdas Kukreja**

**(Authorised Partner)**

**Kukreja Infrastructures**

**POA Holder**

**(Deponent)**



Sworn before me on this 06<sup>th</sup> day of June, 2024 at Nagpur by Shri/Smt./ku Above deponent R/o Nagpur who has been identified by Shri/Smt. [Signature] Advocate Nagpur

06/6/2024

NOTARY  
GOVT. OF INDIA  
Nagpur (M.S.) INDIA

