



2023

NOTARIAL REG
ENTRY No. 8768
DATE 17/6/2024

CK 570164

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 **M/s Goldbricks Infrastructure Private Limited (Promoter)** through its Director and Authorised Signatory **Shri. Pratik Rajesh Saraogi** of the proposed New project "**Kukreja Anandam World City Tower H and M**", duly authorized by the Promoter of the Proposed New Project, vide its authorization letter 15th June 2024;

"**Kukreja Anandam World City Tower H and M**" Address:- Plot no.1 CTS. No. 101(Part), Sheet No. 259, 260, 269, 270 and 271 KH. NO. 419, 420, 424, 426/1, House No. 881, Ward No. 8, Umrer Road, Ganeshpeth, Nagpur, Tahsil and District Nagpur.

I, **Shri. Pratik Rajesh Saraogi** (Authorized Partner) of **M/s Goldbricks Infrastructure Private Limited** (Promoter) the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

Pratik Rajesh Saraogi



१. पदनामों के अन्तर्गत विक्रय/प्राप्त



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 **31/12/2030**
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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.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.



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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.



Saraogi
Shri. Pratik S/O Rajesh Saraogi

(Director and Authorised Partner)

Goldbricks 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 on this day of **15th June 2024**.



Saraogi
Shri. Pratik S/O Rajesh Saraogi

(Director and Authorised Partner)

Goldbricks Infrastructure Private Limited

(Deponent)



SWORN BEFORE ME ON THIS 17th DAY OF June 24 AT NAGPUR BY SHRI / SMT / Ku. Pratik Saraogi R/o NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI / SMT. [Signature] ADVOCATE, NAGPUR.

[Signature]
Mrs. S.R. MATT
Advocate & Notary
918-B, Clarke Town, Nagpur-14

