

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 75AA 678272

12 MAR 2024

NOTARIAL REG.
ENTRY NO. 8055
DATE 13/3/2024

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 Kukreja Infrastructures (Promoter)** it Partner and Authorised Signatory **Shri Shravan S/o Ghanshyamdas Kukreja** of the proposed project **"The One"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 08th March 2024;

Project Details: **"The One"** Situated at Plot No. 04 CTS No.49, Kh No. 60,61,62 of MouzaGadga and Kh No 53, 263, of MouzaSitabuldi, Temple Road, Civil Lines, NMC Ward No. 66 admeasuring 2626.83 Square Meter, Village: Nagpur Taluka and District Nagpur-440001.

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn. No
15840
My Term Expires
on 06/12/2024
GOVT. OF INDIA

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(अनुच्छेद ४)

प्रतिज्ञा पत्र कोणाकडे सादर करावयाचे.....

प्रतिज्ञापत्रासाठीच कारण.....

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

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

मुद्रांक विकत घेणाऱ्याची सही/दिनांक.....

पत्त्यासाठी मुद्रांक विक्रेत्याची सही व सी. सर्विस हॉल, जोडपत्र पत्त्याचा क्रमांकतसेच मुद्रांक विक्रीचे ठिकाण

स्टॅम्प व्हेंडर,
लॉ. नं. २०/१९९२
दु.नि.ज.५, नागपूर-शहर
कोड नं. ४४०१०३१
हिंसा नगर, जरीपटका,
नागपूर-14

I, Shri Shravan S/o Ghanshayamdas Kukreja(Authorised Partner) **of M/s Kukreja Infrastructures (Promoter)** the Project duly authorised by the promoter of the proposed 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 the said project including the Plot No. 04 CTS No.49, Kh No. 60,61,62 of MouzaGadga and Kh No 53, 263, of MouzaSitabuldi, Temple Road, Civil Lines, NMC Ward No. 66 admeasuring 2626.83 Square Meter, Village: Nagpur Taluka and District Nagpur-440001 is Mortgaged with HDFC Bank Limitedfor availing the Credit Facility from the bank.

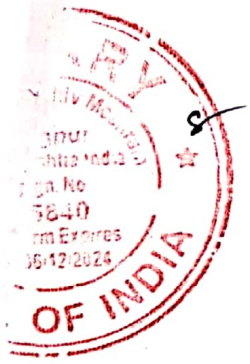
3. That, the Promoter undertakes to complete the project on or before **31-12-2029**.

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4. **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.

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.

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Shri Shravan S/o Ghanshyamdas Kukreja,

(Authorised Partner Signatory)

Kukreja Infrastructures

(Promoter)

(Deponent)

Verification

The contents of my above Affidavit cum Declaration are true andcorrect and nothing material has been concealed by me therefrom.

Verified by me at on this day of **13thMarch 2024**.

Shri Shravan S/o Ghanshyamdas Kukreja,

(Authorised Partner Signatory)

Kukreja Infrastructures

(Promoter)

(Deponent)

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No. 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn. No 15840 My Term Expires on 06/12/2024 GOVT. OF INDIA

Sworn before me on this 13th dt. day of March 2024 at Nagpur by Shri/Smt./Ku. Above deponent R/o. Nagpur who has been identified by Shri/Smt. Advocate Nagpur

13/3/2024

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



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