

राजस्थान RAJASTHAN

AK 658448

DECLARATION

Affidavit cum Declaration of Mr. Anand Kothari duly authorized by Crux Buildcore LLP(Promoter) for the proposed Project vide its authorization dated 28.05.2020.

I, Anand Kothari son of Shri Ranjit Singh Kothari aged 49 years having office at 71B-722, 7th Floor, Sun N Moon Chambers, S-4 Linking Road, Ajmer Pulia, Jaipur-302001, Rajasthan duly authorised by Crux Buildcore LLP (Promoter) for the proposed project, do hereby solemnly declare, undertake and state as under:

1. That our project "KB Flora" situated at Plot No. 271, Shri Ram Vihar, Mahal Road, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan is a new project.

2. That we have not accepted any advance payment and booking from the allottees towards the booking of the apartment till date of signing this declaration and even will not take till the time we get our RERA Registration number.

3. That if any contradiction arises in the future Crux Buildcore LLP will be responsible for it.

CRUX BUILDCORE LLP

Partner/Auth. Sig.

(Deponent)

VERIFICATION

Anand Kothari son of Shri Ranjit Singh Kothari aged 49 years having office at 71B-722, 7th Floor, Sun N Moon Chambers, S-4 Linking Road, Ajmer Pulia, Jaipur-302001, Rajasthan, on behalf of Crux Buildcore LLP(Promoter) do hereby verify that the contents in Para No. 1 to 3 of my above affidavit are true.

Verified by me at Jaipur on this 26th day of May, 2020.



ATTESTED CRUX BUILDCORE LLP
Partner/Auth. Sig.

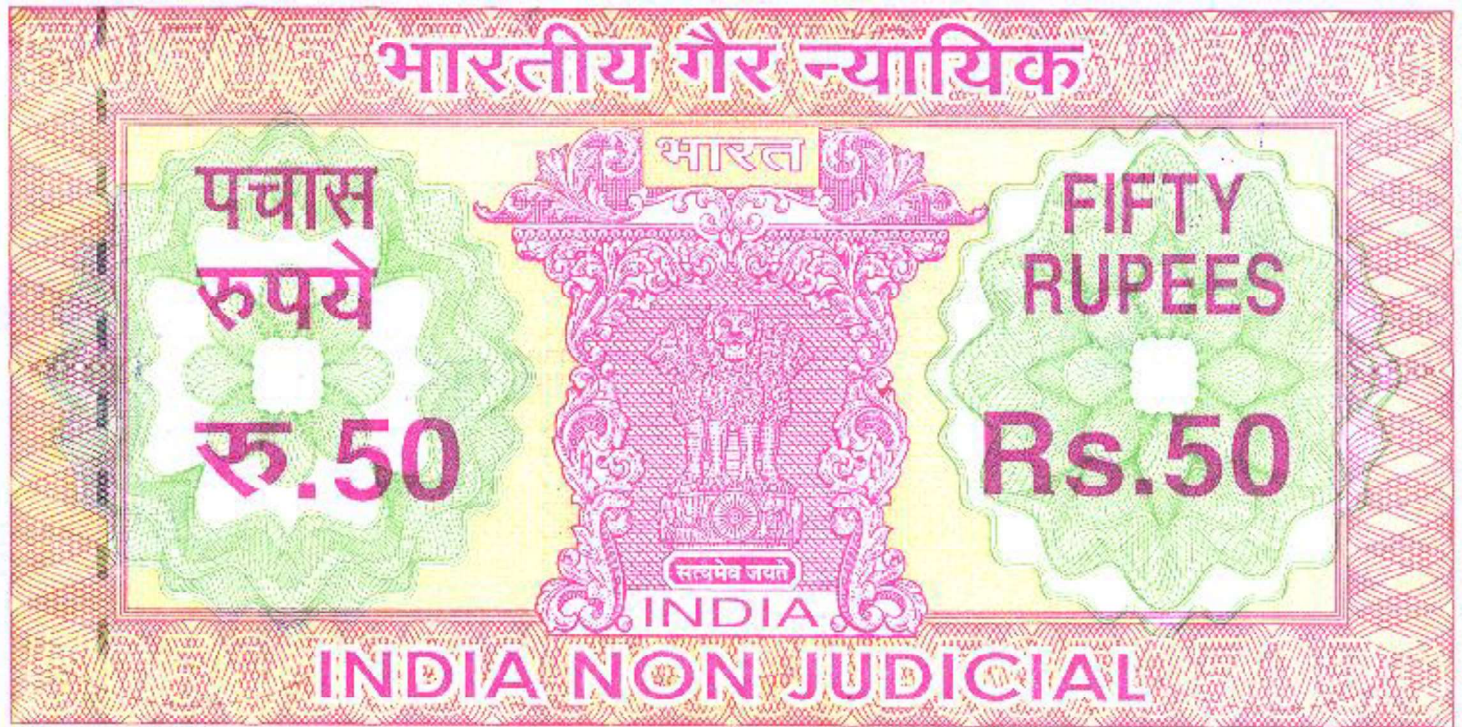
(Deponent)

क्र. सं. दिनांक
 मुद्रांक का मूल्य
 क्रेता का नाम
 पिता पति का नाम
 निवास स्थान
 वास्ते

बिल्लुमान 11/12

संजीव मेक्कड
 म्याग विक्री सं. 55/2010-1
 ज. वि. प्र. परिसर जयपुर

राजस्थान स्थान अधिनियम, 1998 में वर्णित संयोजित या प्रयुक्त क्षेत्र	
1. क्षेत्र का वर्गीकरण (अनुसूची में)	5
2. क्षेत्र का वर्गीकरण (अनुसूची में)	1/2
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राजस्थान RAJASTHAN

AK 658447

DECLARATION

Crux Buildcore LLP (Promoter) through its authorised signatory Anand Kothari son of Shri Ranjit Singh Kothari having its office at 718-722, 7th Floor, Sun N Moon Chambers, S-4 Linking Road, Ajmer Pulia, Jaipur-302001, Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That, we have applied for registration of our Project "KB Flora" situated at Plot No. 271, Shri Ram Vihar, Maha Road, Jagatpura, Tehsil Sangarner, Jaipur under the provisions of the Real Estate Regulation and Development Act, 2016 read with the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. The bank account details given by us for the said project is as under:-

Name of Bank Account	: Crux Buildcore LLP Escrow
Account No.	: 50200047567362
Bank Name	: HDFC BANK LIMITED
Branch Name	: Saket, New Delhi-110017
IFSC Code	: HDFC00000043
Bank Address	: E-143, Saket, New Delhi-110017

3. That the above bank account and any amount withdrawn from the designated bank account shall be solely be used for the purpose of Project "KB Flora" in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Real Estate (Regulation and Development) Rules, 2017.
4. Further, I declare that the bank account shall not be shared for any other Real estate project or any other purpose whatsoever.

CRUX BUILDCORE LLP,

Anand Kothari
Partner/Auth. Sig.
Deponent

Anand Kothari
SON OF
GOVT. OF INDIA

क्र. सी.
 मुद्रांक का मूल्य
 क्रेता का नाम
 पिता पति का नाम
 निवास स्थान
 वास्ते

संजीव सिन्कड
 स्टाम्प विक्रीता खस 55/2010-1
 ज. वि. प्रा. परिसर, जयपुर


राजस्थान स्टाम्प और चिन्ता 1, 2, 3 के अन्तर्गत स्टाम्प 55/2010-1 के अन्तर्गत	
1. जयपुर में 100 रु. का स्टाम्प	5
2. जयपुर में 100 रु. का स्टाम्प	15
3. जयपुर में 100 रु. का स्टाम्प	15

Verification

I, Anand Kothari son of Shri Ranjit Singh Kothari having its office at 718-722, 7th Floor, Sun N Moon Chambers, S-4 Linking Road, Ajmer P.O., Jaipur-302001, Rajasthan, on behalf of Crux Buildcore LLP (Promoter) do hereby verify that the contents in Para No. 1 to 4 of my above affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at **Jaipur** on this 26th day of **May, 2020**.

CRUX BUILDCORE LLP


Partner/Auth. Sig.

Deponent



ATTESTED


RAJENDRA KUMAR SONI
NOTARY (GOVT. OF INDIA)
JAIPUR (RAJ.)

13 AUG 2020

CRUX BUILDCORE LLP

OFFICE NO.718-722,7th FLOOR, SUN-N-MOON CHAMBERS, S-4 LINKING ROAD,
NEAR AJMER PULIYA, JAIPUR-302001 Tel.No. 0141-2375611,2376884

Dated: 28/05/2020

TO WHOMSOEVER IT MAY CONCERN

DECLARATION FOR NO CRIMINAL RECORD AND PROJECT LITIGATION

I, Anand Kothari son of Shri Ranjit Singh Kothari aged 49 years, authorised signatory of Crux Buildcore LLP, a LLP incorporated under the provisions of The LLP Act, 2008 having its Registered office at 718-722, 7th Floor, Sun N Moon Chambers, S-4 Linking Road, Ajmer Pulia, Jaipur-302001., Rajasthan, do hereby declare and state as under-

That the promoters of the residential project "KB Flora" situated at Plot No. 271, Shri Ram Vihar, Mahal Road, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan, have not been convicted criminal before any court of India in any case.

That, there is no pending litigation on the said project "KB Flora" in any court.

For Crux Buildcore LLP

CRUX BUILDCORE LLP

Authorised Signatory 
Partner/Auth. Sig.

CRUX BUILDCORE LLP

OFFICE NO.718-722,7th FLOOR, SUN-N-MOON CHAMBERS, S-4 LINKING ROAD,
NEAR AJMER PULIYA, JAIPUR-302001 Tel.No. 0141-2375611,2376884

Dated: 28/05/2020

TO WHOMSOEVER IT MAY CONCERN

DECLARATION

I, Anand Kothari son of Shri Ranjit Singh Kothari, aged 49 years, having office address at 718-722, 7th Floor, Sun N Moon Chambers, S-4 Linking Road, Ajmer Pulia, Jaipur-302001, Rajasthan, duly authorized by the Promoter of the project "KB Flora" situated at Plot No. 271, Shri Ram Vihar, Mahal Road, Jagatpura, Tehsil Sanganer, Jaipur do hereby state that as the height of the building to be developed in the project is less than 15 mtrs., there is no requirement for obtaining an Airport NOC and Fire NOC, therefore these NOCs are not applicable for the said project.

For Crux Buildcore LLP

CRUX BUILDCORE LLP

Authorised Signatory


Partner/Auth. Sig.

CRUX BUILDCORE LLP

OFFICE NO.718-722 7th FLOOR, SUN-N-MOON CHAMBERS, S-4 LINKING ROAD,
NEAR AJMER PULIYA, JAIPUR-302001 Tel.No 0141-2375611,2376884

Dated: 28/05/2020

TO WHOMSOEVER IT MAY CONCERN

DECLARATION

I, Anand Kothari son of Shri Ranjit Singh Kothari, aged 49 years, having office address at 718-722, 7th Floor, Sun N Moon Chambers, S-4 Linking Road, Ajmer Pulia, Jaipur-302001, Rajasthan, duly authorized by the Promoter of the project "KB Flora" situated at Plot No. 271, Shri Ram Vihar, Mahal Road, Jagatpura, Tehsil Sanganer, Jaipur do hereby state that as the total built area of the project is less than 20,000 sq.mtr., hence there is no requirement for obtaining an Environmental Clearance, therefore is not applicable for the said project.

For Crux Buildcore LLP

CRUX BUILDCORE LLP

Authorised Signatory 
Signature

CRUX BUILDCORE LLP

OFFICE NO. 718-722, 7th FLOOR, SUN-N-MOON CHAMBERS, S-4 LINKING ROAD,
NEAR AJMER PULIYA, JAIPUR-302001 Tel.No. 0141-2375611,2376884

Date: 28/05/2020


To whomsoever it may concern

This is to inform that we are developing residential project "KB Flora" situated at Plot No. 271, Shri Ram Vihar, Mahal Road, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan and for the same we have applied to PHED for supply of drinking water to the project. We shall source the drinking water through tankers on chargeable basis from the owners/ residents till the supply of the drinking water is not provided by PHED.

For Crux Buildcore LLP

CRUX BUILDCORE LLP

Authorised Signatory


Partner/Auth. Sig.

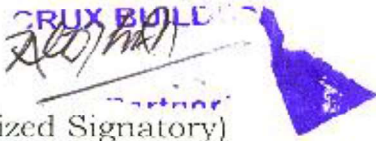
CRUX BUILDCORE LLP

OFFICE NO.718-722,7th FLOOR, SUN-N-MOON CHAMBERS, S-4 LINKING ROAD,
NEAR AJMER PULIYA, JAIPUR-302001 Tel No. 0141-2375611 2376884

Declaration

Crux Buildcore LLP through its authorized signatory Anand Kothari regarding their project "K B Flora" situated at Plot no. -271, Shri Ram Vihar, Mahal Road, Jagatpura, Tehsil Sanganer, Jaipur declare that we have not appointed Real Estate Agent, HVAC Consultants, Plumbing Consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,
For Crux Buildcore LLP

The image shows a blue circular stamp with the text "CRUX BUILD" at the top and "Partner" at the bottom. Overlaid on the stamp is a handwritten signature in blue ink that appears to read "Anand Kothari".

(Authorized Signatory)

CRUX BUILDCORE LLP

OFFICE NO.718-722,7th FLOOR, SUN-N-MOON CHAMBERS, S-4 LINKING ROAD,
NEAR AJMER PULIYA, JAIPUR-302001 Tel No. 0141-2375811 2376884

Dated: 28/05/2020

TO WHOMSOEVER IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATE

This is to confirm that there is no encumbrance on our residential project "KB Flora"
situated at Plot No. 271, Shri Ram Vihar, Mahal Road, Jagatpura, Tehsil Sanganer,
Jaipur, Rajasthan.

For Crux Buildcore LLP

CRUX BUILDCORE LLP

Authorised Signatory 
Authorised Sign.

CRUX BUILDCORE LLP

OFFICE NO. 718-722, 7THFLOOR, SUN-N-MOON CHAMBERS, S-4 LINKING ROAD,
NEAR AJMER PULIA, JAIPUR-302001

Authorization Letter


Certified true copy of the resolution passed in partner's meeting of Crux Buildcore LLP at their registered office situated "Sun n Moon Chambers", 718 to 722, 7th Floor, S-4 Linking Road, Near Ajmer Pulia, Jaipur 302001 on 28.05.2020 at 11 AM.

Resolved that Mr. Anand Kothari s/o Shri Ranjit Singh Kothari, holder of Aadhar Card 9309 6681 4850, is hereby authorized to sign and /or execute the documents as and when required for the purpose of Registration of Project under RERA and any other purpose under the Act. He is authorized to represent the firm before the concerned Chairman, Registrar, Authority, department for execution and registration in connection with the project named as "K B Flora".

Mr. Anand Kothari is authorized to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith to get the project registered for RERA.

Mr. Anand Kothari's signature is attested under his acceptance.

For KB INFRA HOUSING LLP



PARTNER

For CRUX BUILDCORE LLP

For CRUX BUILDCORE LLP.



Partner/Auth. Sign.

Acceptance of the Authorised Signatory

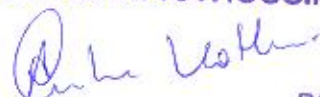
I, Anand Kothari s/o Shri Ranjit Singh Kothari, holder of Aadhar Card 9309 6681 4850 hereby hereby solemnly accord my acceptance to act as authorised signatory for the above.

CRUX BUILDCORE LLP



(Signature of Anand Kothari)

For KB INFRA HOUSING LLP



PARTNER

ATTESTED:

For CRUX BUILDCORE LLP .



Partner/Auth. Sign.