

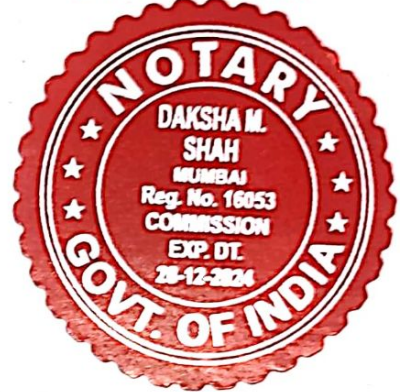
A.C. Pandey



महाराष्ट्र MAHARASHTRA

2023

69AA 735607



FORM 'B'

[See rule 3(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 **MODI'S NAVNIRMAN LIMITED** promoter of the proposed project Known as **RASHMI SQUARE** Situated at **Om Shraddha Chsl, CTS No. 258A, Village - Borivali, Jayraj Nagar, Off New Link Road, Borivali (West), Mumbai - 400 091**, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

We, **Modis Navnirman Limited** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed.



जाहयत्र २

18 OCT 2023

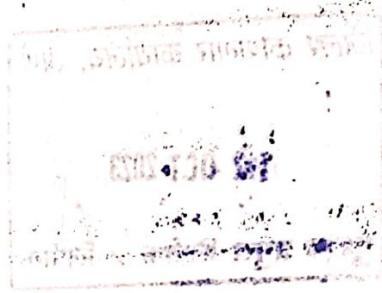


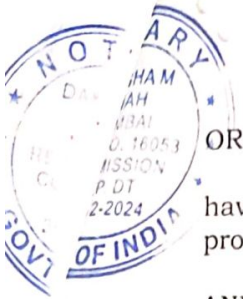
पदस्थान प्रमाण
वस्तु नमूने के लिये जारी किया गया है।
निकटवर्ती के पास प्रमाण प्रमाणित
मुद्रांक विवरण निम्नानुसार है।
मुद्रांक प्रमाणित करने वाले का नाम व पता Modis Navhirman Ltd
मुद्रांक प्रमाणित करने वाले का नाम व पता
मुद्रांक प्रमाणित करने वाले का नाम/पता Krishna
हर लेखनी
परवानाधारक मुद्रांक विक्रेता की सती (प्रमाणित और दुबे)
मुद्रांक विक्रेता का नाम - आदेशक कृपा, शांति पार्क, मीरा रोड (पूर्व), जयपुर.
परवाना क्रमांक 9209089

18 OCT 2023

मुद्रांक खरेदी के लिये प्रमाणित है।

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have/has a legal title Report to the land on which the development of the proposed 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 project land is free from all encumbrances.

OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration 28/05/2026

4. (a) For new projects :

That seventy per cent of the amounts realised by me/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.

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

(i) That seventy per cent of the amounts to be realised hereinafter by me/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.

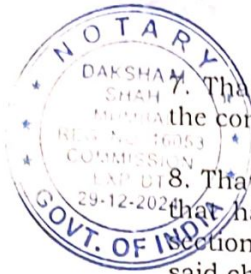
OR

(ii) That entire of the amounts to be realised hereinafter by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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.

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7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

For Modis Navnirman Limited
For MODIS NAVNIRMAN LIMITED

Modi

Director

Authorised Signatory

BEFORE ME
D. M. Shah
15/12/2023
DAKSHA M. SHAH
ADVOCATE & NOTARY
GOVT. OF INDIA
C-703, Shubh Shanti Complex, M. G. Road,
Dahanukar Wadi, Kandivali (West), Mumbai-400 067.

