भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
48AA 843385
21 NOV 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 3812
DATE 28/11/2023

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 Mr./~~Ms.~~ **Pratibha Ganesh Modokar S/o Ganesh Modokar M/s Modokar Infra Pvt Ltd** ~~promoter of the proposed project~~ /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11-07-2022:

I, **Pratibha Ganesh Modokar S/o Ganesh Modokar Director of M/s Modokar Infra Pvt Ltd** ~~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

NOTARY Mrs. Aparna Subodh Mude Nagpur (M.S) India Regn. No. 21890 My Term Expires on 17-03-2025 GOVT. OF INDIA

2. That details of encumbrances is as under:
   The Promoter has taken loan from **Arvind Sahakari Bank Ltd, Nagpur** , Bank have encumbrance of the property.

3. That the time period within which the project shall be completed by ~~me~~/promoter from the date of registration of the project 31-12-2026.

4. (a) For new project: (Abhay Residency II)
   That seventy per cent of the amount realized 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 the purpose.

5. That the amount from the separate account shall be withdrawn in accordance with Rule
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 a 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project
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 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 of any apartment, plot or building, as the case may be

प्रतिभा ग. मोडकर

Pratibha Modokar(Director)
Modokar Infra Pvt Ltd

Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from:

Verified by me dated 28/11/2023

प्रतिभा ग. मोडकर

Pratibha Modokar(Director)
Modokar Infra Pvt Ltd

NOTARY Mrs. Aparna Subodh Mude Nagpur (M.S.) India Regn. No. 21890 My Term Expires on 17-03-2025 GOVT. OF INDIA

NOTARY Mrs. Aparna Subodh Mude Dist. NAGPUR (M.S.) INDIA REGN. NO. 21890 My Term Expires On 17/03/2025 GOVT. OF INDIA

ATTESTED
28/11/2023
Mrs. Aparna Subodh Mude
Advocate & Notary
Plot No. 74, Amba Nagar,
Near Bharat Gas Godown,
Manewada Besa Road, Nagpur-27 (M.S.)

CANCELLED CANCELLED

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL