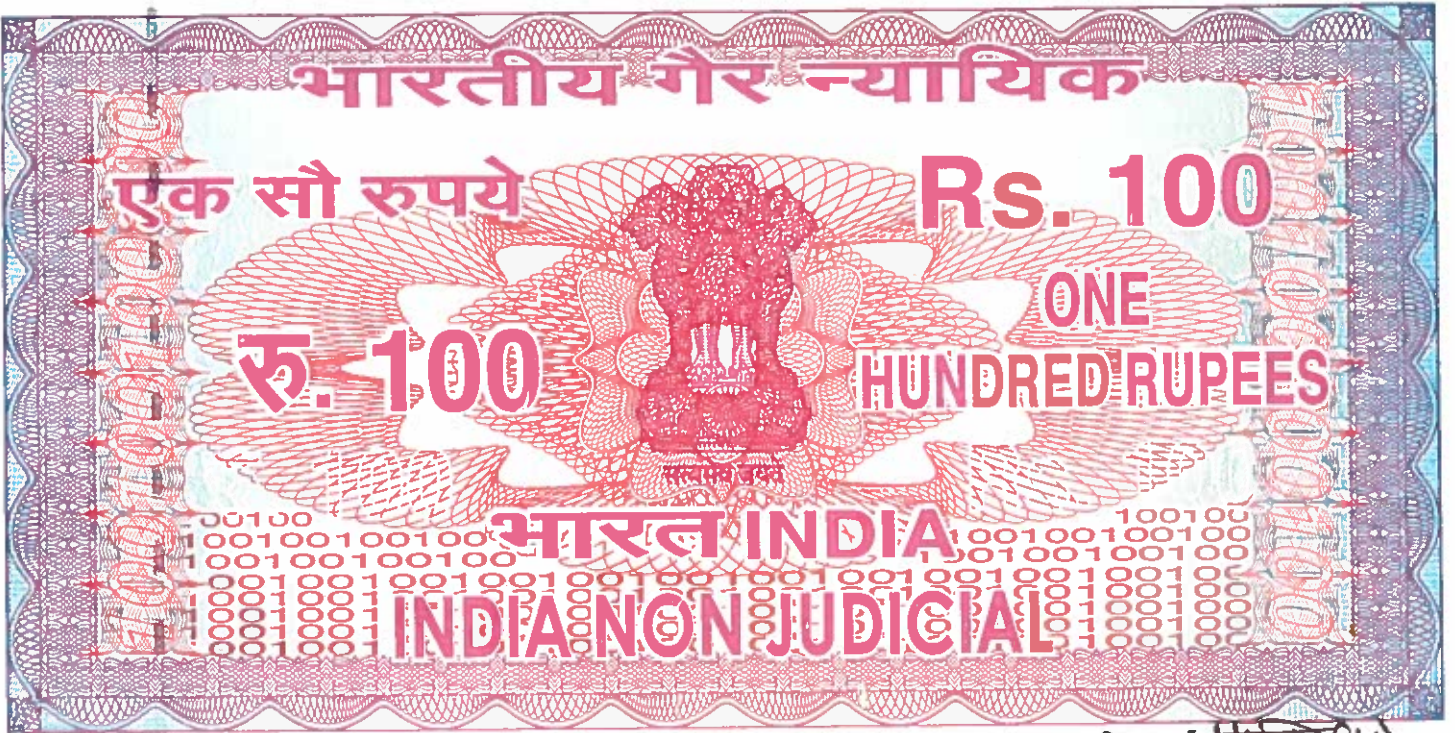




తెలంగాణ తెలంగాణ TELANGANA

Sl.No. : 4447 Date: 14-07-2021 Rs.100/-

Sold to : D.B. Reddy

S/o: Ram Reddy R/o Hyderabad

For Whom: Modi Builders and Infrastructures Pvt Ltd

M. Saritha Devi
AH 009330

M. SARITHA DEVI

LICENCED. STAMP VENDOR

LIC. No: 16 - 04 - 1/2005

REN. No. 16 - 04 - 67/2020

H. No.8-3-903/F/1, Opp. Image Hospital ,
Nagarjuna Nagar Road, Ameerpet, ,
HYDERABAD (SOUTH) DISTRICT,
Phone No: 7386965516, 9290118899.

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sourabh Modi S/o. Mr. Satish Modi, Managing Director and duly authorized by the promoter of M/s. Modi Builders & Infrastructures Pvt. Ltd., for the Project Esteem, vide its authorization dated: 23.12.2011.

I, Sourabh Modi S/o. Late Satish Modi, Managing Director and duly authorized by the promoter of the Project Esteem, do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by M/s. Modi Builders & Infrastructures Pvt. Ltd. is 31-12-2031.
4. That seventy percent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s. Modi Builders & Infrastructures Pvt. Ltd., in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by M/s. Modi Builders & Infrastructures Pvt. Ltd., after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That M/s. Modi Builders & Infrastructures Pvt. Ltd. shall take all the pending approvals on time from the competent authorities.
9. That M/s. Modi Builders & Infrastructures Pvt. Ltd. has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That M/s. Modi Builders & Infrastructures Pvt. Ltd. shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For M/s. Modi Builders & Infrastructures Pvt. Ltd.,




Managing Director
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 Hyderabad on this 7th day of August, 2021.

For M/s. Modi Builders & Infrastructures Pvt. Ltd.,



ATTESTED

K. RAJA MOHAN BABU
B.A., LL.B.
ADVOCATE & NOTARY
Appointed by the Govt. of T.S. India
H.No.4-335, Suraram Colony,
IDA., Jeedimetla, Hyderabad-500055.




Managing Director
Deponent

7 AUG 2021