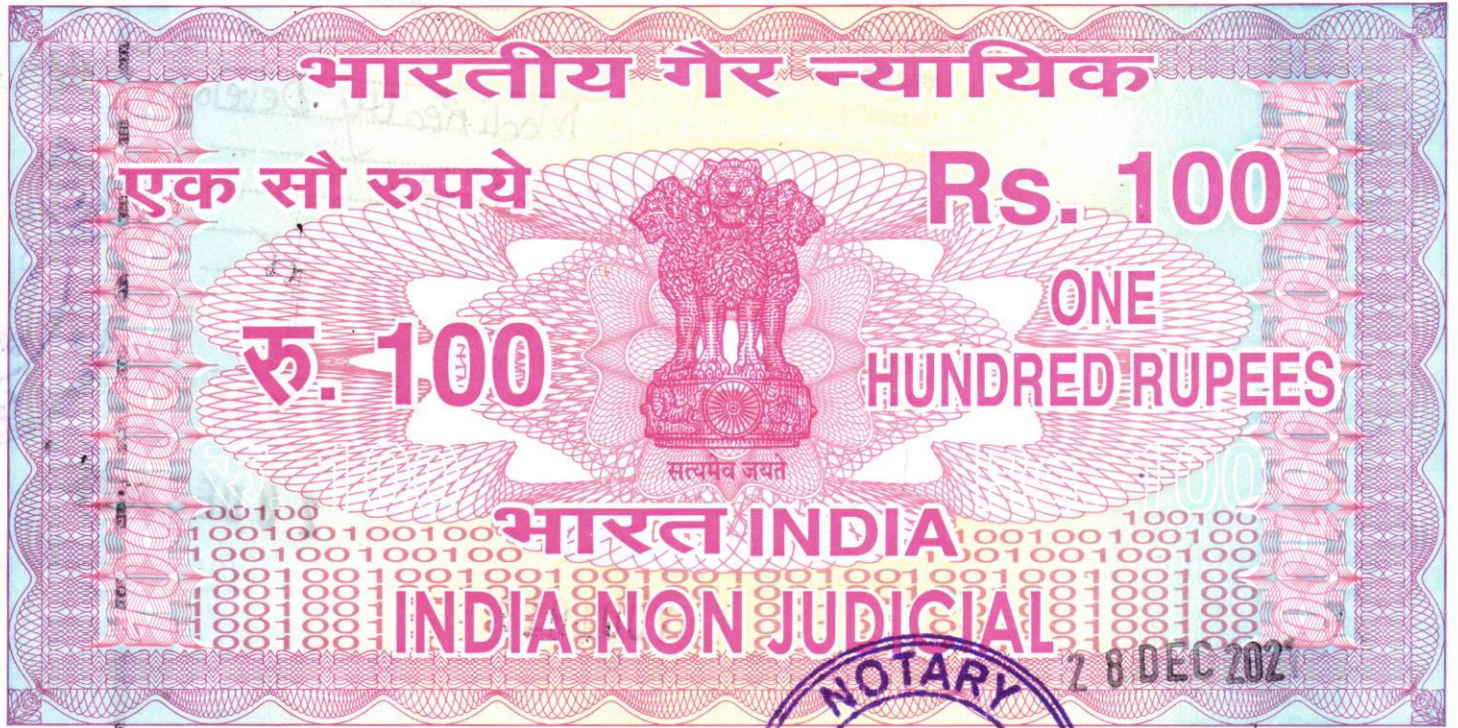


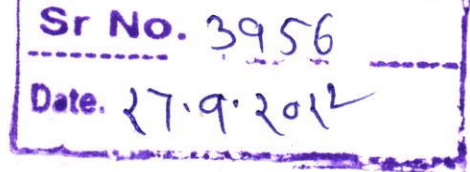
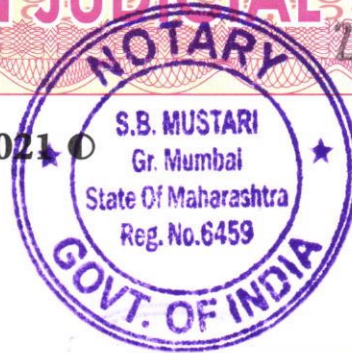
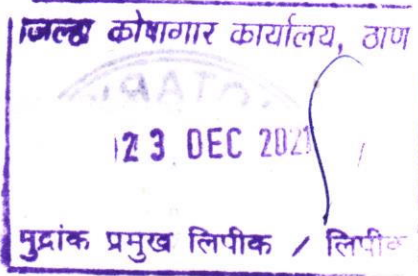


महाराष्ट्र MAHARASHTRA

2021

S.B. MUSTARI
Gr. Mumbai
State Of Maharashtra
Reg. No. 6459

ZS 109631



FORM - 'B'
[See rule 3(4)]

**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. Keshav Sunilkumar Modi,
Director of M/s. Modirealty Developers Pvt Ltd, Promoter of the
proposed project "Modirealty Wisteria", duly authorized by the Board of
Directors, vide their authorization dated 03.11.2021;

I, Mr. Keshav Sunilkumar Modi, Promoter of the proposed project, do
hereby solemnly declare, undertake and state as under:

Keshav Modi



मुद्रांक विहीनी नोंदवही अनुक्रमांक

दिनांक

दस्तावेजा प्रकार

दस्ता नोंदणी करणारा आहे का ? :- होय/नाही

मिळकतीचे दस्तऐवज वर्गीत

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता

Modi Realty Developers Pvt Ltd.

दुसऱ्या पक्षाच्या नांव व पत्ता

हस्त अस्तित्वात त्याचे नांव/पत्ता

Dhinej.

हस्ते सही

परवानाधारक मुद्रांक विहीनीचा माली (प्रमोद आर. दुबे)

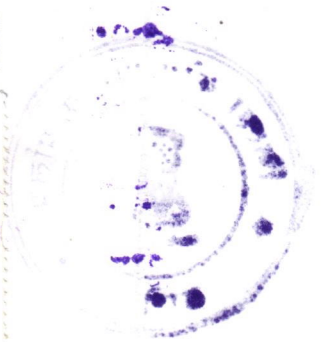
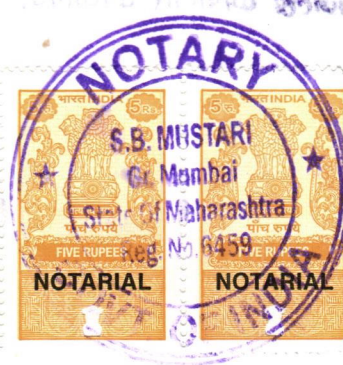
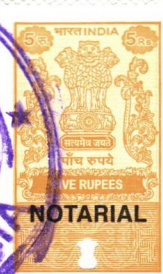
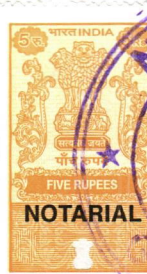
मुद्रांक विहीनीचे पत्ता - आनंदनगर कृपा, शांती मार्ग, मीरा रोड (पूर्व), ठाणे

परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

28 DEC 2021

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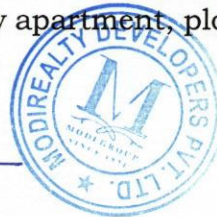


1. That, the promoter has a legal title Report to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That, the said land is free from all encumbrances save and except the Flats to be allotted to the Members of the Co-Promoters as per the said Development Agreement dated 24th December 2021 read together with Addendum to Development Agreement dated 10th June, 2022.
3. That the promoter undertakes to complete the project on or before 30th Septmber, 2026.
4. That, seventy per cent of the amounts 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 that purpose.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn 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, the promoter 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, the promoter shall take all the pending approvals on time from the competent authorities.
9. That, the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Keshav Modi

Mr. Keshav Modi
Deponent



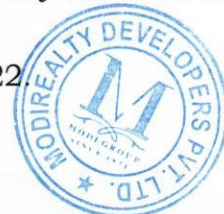
Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 27th September of 2022

Keshav Modi

Mr. Keshav Modi
Deponent



IDENTIFIED BY
27.9.2022
ANIL KUMAR PANDEY
B.COM.LL.B
ADVOCATE HIGH COURT
Add. Omkar Chawl, Janshakti Nagar,
Opp. Hanjar Nagar, Malna Dongari No.2,
Mumbai-93.

Sr No. 3956
Date. 27.9.2022

BEFORE ME
27/9/2022
S. B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA
No. B/4, Sal Dham Hsg. Soc.,
Tilak Nagar, Sakinaka,
Mumbai - 400 072