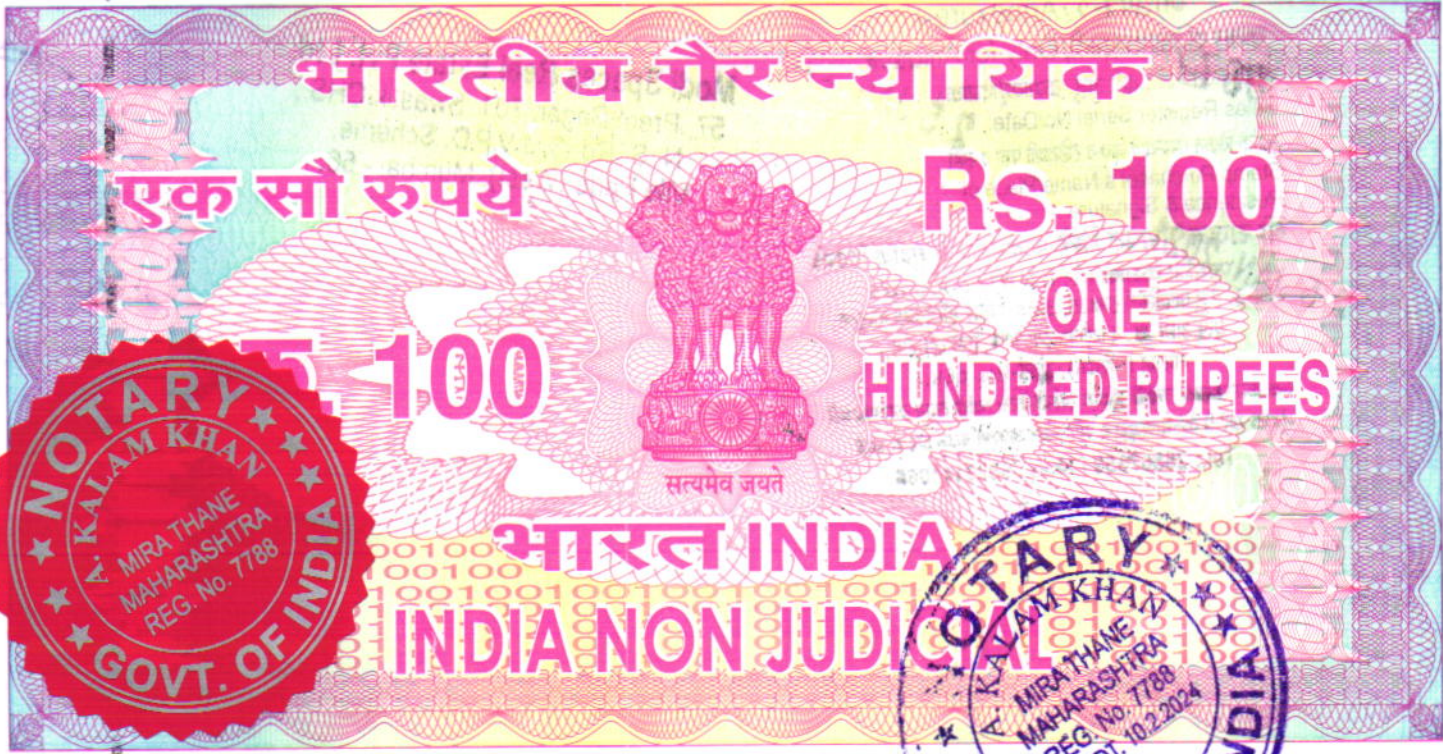
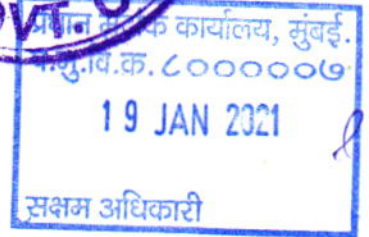




महाराष्ट्र MAHARASHTRA

2020



FORM 'B'
[See rule 3(6)]

श्री. सी. टि. आंबेकर

**DECLARATION, SUPPORTED BY AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORISED BY THE PROMOTER.**

Affidavit cum Declaration of Mr. Anand Modi, Director of M/s.
Modispaces Real Estate Pvt. Ltd., promoter of the ongoing project
Modispaces Volga, dully authorized by the board of Directors vide their
authorization dated 25th June 2018

Anand Modi, duly authorized by the promoters of the ongoing project do
hereby solemnly declare, undertake and state as under:

1. That the promoter have a legal title Report to the land on which the
development of the ongoing project is carried out.

AND

Anand Modi

जोड़पत्र-१/Annexure-1

फक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

क्रमांक नोंद वही अनु. क्रमांक/दिनांक
Sales Register Serial No/Date:

मुद्रांक विकत घेण्याच्या वेळी व रहिवाशी पत्ता व सही
Stamp Purchaser's Name/Place of
Residence & Signature

श्री राजेंद्र प्रभाकर परवानाधारक मुद्रांक विक्रेता

परवाना क्रमांक एल.एस.व्ही.-८०००००७
जो-३, हेमू कलमलिक इमारत, अल्का विहार हॉटेलच्या बाजूला,
एल.आय.डी. कार्यालयाच्या मागे, एस.व्ही.रोड,
मालाड (पश्चिम), मुंबई-४०००६४.

जवळील मुद्रांक खरेदी केला त्याची त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

Tel.: 28807359 / Mob.: 9820141066

Modi Spaces Real Estate Pvt. Ltd.
57, Prem Sagar, 701, Swastik CHS.,
N. S. Rd.-3, J.V.P.D. Scheme,
Vile Parle (West), Mumbai - 56.



2. A legally valid authentication of title of such and land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith, that the project land is free from all encumbrances save and except the flats/shops to be allotted to the Members of the Co-promoters as per the terms of the said Development Agreement dated 9th November 2020.

3. That the promoters undertakes to complete the project on or before 31.12.2024

4. For ongoing project on the date of commencement of the Act,
(i) That seventy percent of the amount to be realized 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 the purpose.

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

6. That I / the promoter shall get the accounts audited within six month 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 I shall be verified during the audit that the amount 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 the promoter shall take all the pending approvals on time, from the competent authorities.

8. That 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 the promoter have furnished such other documents as have been prescribed by the rules and regulation made under the Act.

10. that the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

For Modispaces Real Estate Pvt. Ltd.,

Anand Modi

Mr. Anand Modi
Deponent.

ATTESTED BY ME

A. Kalam Khan
A. KALAM KHAN

Advocate & Notary Govt. Of India
304, Rahi Corner Palace CHS. Ltd.,
Pleasant Park Road, Mira Village,
Mira Road (East), Thane-401 107.

