



महाराष्ट्र MAHARASHTRA

2024

05AB 521401



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. Anand Modi, Modispaces Real Estate Pvt.Ltd.** promoter of the proposed project / duly authorized by the promoter of the proposed project Modispaces Nile, vide its/his/their authorization dated

I, 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

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out

Anand Modi



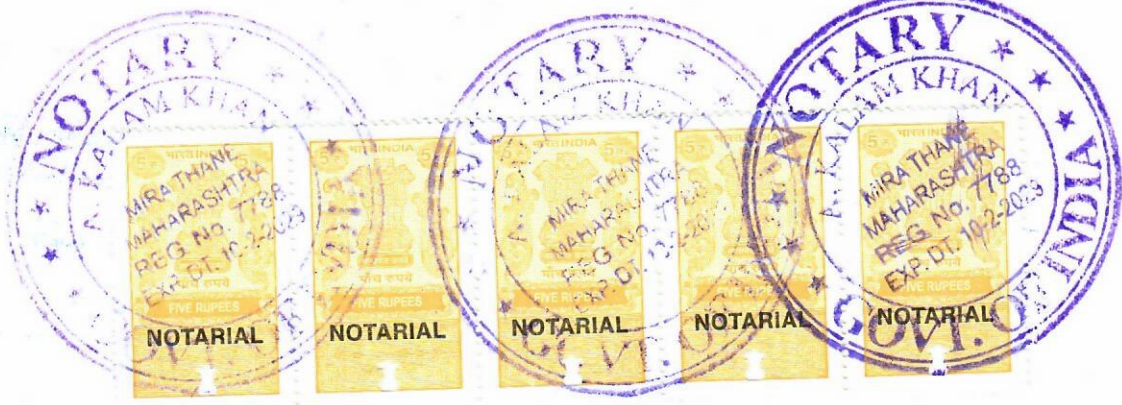
जोड़पत्र - Annexure-1
फक्त प्रतिज्ञापनसाठी / Only for Affidavit

13 JUN 2024

मुद्रांक विक्रीचा नोंद वारी अनु. क्रमांक/दिनांक
Sales Register Serial No./Date:
मुद्रांक विक्रीचा नोंद वारी अनु. क्रमांक/दिनांक
Purchase Register Serial No./Date:
Residence & Signature
श्री राजन गणपत शिंदे परवानाधारक मुद्रांक विक्री

परवाना क्रमांक एच.एस.सी.-८०००००७
जी-३, हेमू बल्डिंग इमारत, अल्का विहार हॉटेलच्या बाजूला
एल.आय.सी. कार्यालयाना मागे, एच.सी.रोड,
मालाह (पश्चिम), मुंबई-४०० ०६४.
न्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी 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.



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.

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 ; 30-09-2027

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.

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 **Modispaces Real Estate Pvt. Ltd.,**

Anand Modi

Anand Modi.

Founder & Director.

08-07-2024



ATTESTED BY ME
[Signature]
A. KALAM KHAN
Advocate & Notary Govt. Of India
304, Rahi Corner Palace CHS. Ltd.
Pleasant Park Road, Mira Village,
Mira Road (East) Thane-401107.