



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

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

**Affidavit cum Declaration**

Affidavit cum Declaration of M/s. **MODI REALTY MALLAPUR LLP** a limited liability having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 and represented by its Managing Partner Shri. Soham Satish Modi S/o. Late. Shri. Satish Modi duly authorized by the Promoter of ‘**GULMOHAR RESIDIENCY**’

We M/s. **MODI REALTY MALLAPUR LLP** a limited liability partnership represented by its Managing Partner Shri. Soham Satish Modi duly authorized by the Promoter of “**GULMOHAR RESIDENCY**” 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 and a legally valid.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is 6 (six) years for permit for construction i.e., 26.06.2025.
4. That seventy per cent. of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by us in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by us after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 us 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For **MODI REALTY (MALLAPUR) LLP**

Designated Partner

**DEPONENT**

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by M/s. MODI REALTY MALLAPUR LLP represented by its Managing Partner Shri. Soham Satish Modi on this the 15<sup>th</sup> day of July 2019.

**Place:** Hyderabad.

**Date:** 15.07.2019

For MODI REALTY (MALLAPUR) LLP  
  
Designated Partner