



राजस्थान RAJASTHAN

CC 818242

FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration of SHRI AKHILESH KUMAR MODI(PROMOTER and MOU HOLDER) for the proposed project dated 06 day of JUNE, 2026

SHRI AKHILESH KUMAR MODI S/O VASANT M MODI ,09 Parshav block shantinagar, Sirohi 307001 Rajasthan do hereby solemnly declare, undertake and state as under:-



That, the project land situated at Khasra no. 4646/3273,4648/3275,3279,3278,3269,4644/3268,4642/3266,3331,3330,3277,3272,3271 Sirohi, Rajasthan total admeasuring 41434.41 sq. mtrs. is under the Lawful possession of 1) AKHILESH KUMAR MODI S/O VASANT KUMAR MODI 2) USHA MODI W/O KAMLESH KUMAR 3) KAVYA MODI D/O KAMLESH KUMAR 4) CHINMAY MODI S/O KAMLESH KUMAR 5) NARENDRA KUMAR MODI S/O VASANT KUMAR MODI 6) M/S KRISHNA DEVELOPERS 7) RITU MODI W/O

SIGN./T.I.
ATTESTED

NOTARY PUBLIC
DISTT. SIROHI

Ahm

नाम मुद्रांक विक्रेता - महेन्द्रसिंह, रजि. न. 06/2013-14

रजिस्ट्रार क्रमांक : 1724 दिनांक 06 जून 2026

मुद्रांक वेल्यू व क्रम संख्या 100 /-

मुद्रांक क्रेता का नाम अखिलेश कुमार मोदी

पिता /पति का नाम पुत्र श्री वसंत मोदी

पता सिसोही

प्रयोजन शपथ पत्र

हस्ते प्रदीप कंसारा 302139211748

क्रेता/हस्ते के हस्ताक्षर मुद्रांक विक्रेता के हस्ताक्षर

सूचनात्मक रजिस्ट्रार अधिनियम, 1998 के अंतर्गत सूचनात्मक रजिस्ट्रार पर उपस्थित अधिनियम

1. अस्सी भूत आवसंरचना सुविधाओं हेतु (धारा 3-क) -10 प्रतिशत	रुपये 10 /-
2. गांव और उनकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/ धातुतिक आयदाओं एवं मानव निर्मित आयदाओं के विचारण हेतु -20 प्रतिशत	रुपये 20 /-

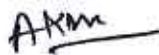
KAPIL PUROHIT is lawful owner of the project land by virtue of various sale deeds registered at sub registrar, Sirohi. A Memorandum of Understanding regarding profit sharing ratio has been executed amongst all the 7 land owners and AKHILESH KUMAR MODI has been made authorized person, hence AKHILESH KUMAR MODI is the promoter and USHA MODI W/O KAMLESH KUMAR, KAVYA MODI D/O KAMLESH KUMAR, CHINMAY MODI S/O KAMLESH KUMAR, NARENDRA KUMAR MODI S/O VASANT KUMAR MODI, M/S KRISHNA DEVELOPERS 7) RITU MODI W/O KAPIL PUROHIT are the other promoters, hence the project land is under lawful ownership and possession of the promoter and other promoters.

2. That, the said land is free from all encumbrances.
3. That, the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 06/05/2030
4. That, seventy per cent of the amounts realized by directors 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 only 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, 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, Promoter shall take all the pending approvals on time, from the competent authorities.



SIGN./T.T.
ATTESTED


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9. That, Promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That, Promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building as the case may be, on any grounds.

AKM
Deponent

SIGN./T.I.
ATTESTED

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Verification

SHRI AKHILESH KUMAR MODI 09 PARASHVA BLOCK ,SHANTINAGAR, Sirohi 307001 Rajasthan, do hereby verify that the contents in para No.1 to 10 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Sirohi on this 06 day of JUNE, 2026.



AKM
Deponent

Sworn before me & admitted the
Contents to be true & Correct

6/6/2026
KULDEEP KUMAR RAWAL
NOTARY PUBLIC, DISTT. SIROHI