



FORM 'B'

(See rule 3 (4))

SR NO. 31422/2023

CHANDRAKANT B. VANIYA
NOTARY
GOVT. OF INDIA

21 AUG 2023

**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 Ronil P Shah duly authorized by Modi Infra. The promoter of proposed project HR Exeter II vide his authorization dated 14/08/2023.

I, Ronil P Shah duly authorized by the promoter of HR Exeter II do hereby solemnly declare, undertake and state as under that;

1. Modi Infra have a legal title to the land on which the development of HR Exeter II is to be carried out;
2. The said land is free from all encumbrances, rights, title, interest or name of any party in or over such land.
3. The time period within which the project shall be completed by us is 31/12/2025
4. seventy per cent of the amounts realized by me/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. the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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. the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. we 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

Phone No: 4474000000
Sold To/Issued To: Ronil P Shah
For Whom Proof: HRC Bank Limited
Astrol Tower
Karamnagar
Ahmedabad
INDIA NON JUDICIAL
Stamp Duty Paid
30000/-



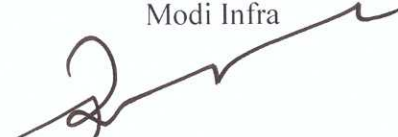
AUG-21-2023 11:02:04
0000300/-
Special Adhesive
307169261672464-00035821
GUJ/SOS/AV/486/2022





and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

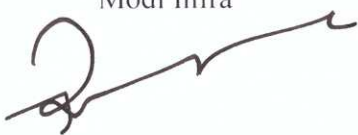
8. we shall take all the pending approvals on time, from the competent authorities.
9. we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Modi Infra

Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verify by me at _____ on this _____ day of _____

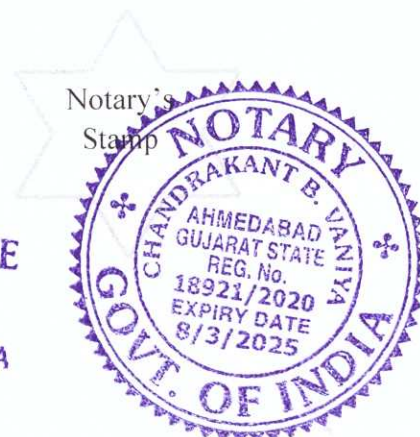
Modi Infra

Deponent



SIGNED BEFORE ME

CHANDRAKANT B. VANIYA
NOTARY
GOVT. OF INDIA

21 AUG 2023



MODI INFRA

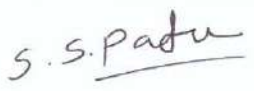
401, City Pride, Nr. Lions Hall, Behind Hotel Nalanda, Paldi, Ahmedabad Gujarat -380006.

Mo-6353400916, E-mail : admin@hrgroup.co , www.hrgroup.co

Authority Letter

We, Partners Modi Infra hereby solemnly affirm and declare that RONIL PRATIK SHAH to act as an authorized signatory and represent us for any matter relating to Real Estate (Regulation and Development) Act, 2016.

All his actions in relation to this business will be binding on me/ us.

Sr. No.	Full Name	Designation	Signature
1	PATWA HIMANSHI SHRIPAL	Partner	
2	PATWA SULASA SHRENIKBHAI	Partner	
3	RICHA RONIL SHAH	Partner	

Acceptance as an authorized signatory

I, RONIL PRATIK SHAH hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.



RONIL PRATIK SHAH
Partner (Authorized Signatory)

Date: 19/08/2023

Place: Ahmedabad