



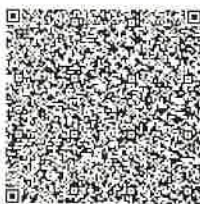
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL25644798524435X
Certificate Issued Date	: 28-Jul-2025 03:40 PM
Account Reference	: IMPACC (IV)/ dl775803/ DELHI/ DL-WSD
Unique Doc. Reference	: SUBIN-DL77580386099093597768X
Purchased by	: NEW MODERN BUILDWELL PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: NEW MODERN BUILDWELL PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: NEW MODERN BUILDWELL PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

This Stamp Paper is an integral part of Affidavit FORM - B

For New Modern Buildwell Pvt. Ltd.

Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.indianstamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on the Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the authenticity is on the users of the Certificate.
3. In case of any discrepancy please refer to the Notary Public.



FORM 'B'
[See rule3(4)]

**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 NEW MODERN BUILDWELL PVT. LTD. promoter of the proposed project **T-12A (IRA)** / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19th May'2025.

I, Pradeep Misra promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/S. PRAYAG DAIRY FARMING PRIVATE LIMITED have/has a legal title to the land on which the development of the proposed project is to be carried out

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 said land is free from all encumbrances.
 3. That the time period within which the project shall be completed by me/promoter is 20 months.
 4. 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.
 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 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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



For New Modern Buildwell Pvt. Ltd.

A handwritten signature in blue ink, appearing to be "Ajay", written over a light blue background.

Director

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For New Modern Buildwell Pvt. Ltd.


Director
Deponent

Verification

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

Verified by me at New Delhi on this day of 09th Oct'2025.

For New Modern Buildwell Pvt. Ltd.


Director
Deponent



NOTARY PUBLIC

ATTESTED

10 OCT 2025