



सर्वसम्मत नाम

INDIA NON JUDICIAL



IN-UP34233214748092V

Government of Uttar Pradesh

e-Stamp

संजीव कुमार स्टाम्प विक्रेता  
 तहसील कम्पाउण्ड, मोदीनगर  
 लाईसेन्स नं०-84  
 मो०-8745057772

Certificate No.

IN-UP34233214748092V

Certificate Issued Date

06-Oct-2023 11:13 AM

Account Reference

NEWIMPACC (SV)/ up14091504/ MODINAGAR/ UP-GZB

Unique Doc. Reference

SUBIN-UPUP1409150464247001147407V

Purchased by

MODI INDUSTRIES LTD MODINAGAR

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

MODI INDUSTRIES LTD MODINAGAR

Second Party

AS APPLICABLE

Stamp Duty Paid By

MODI INDUSTRIES LTD MODINAGAR

Stamp Duty Amount(Rs.)

100

(One Hundred only)

₹100₹100₹100₹100

₹100



सत्यमेव जर



IN-UP34233214748092V

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### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Jagdish Chander Chawla duly authorized by the promoter M/s Modi Industries Limited, of the proposed project vide their Board Resolution dated 19<sup>th</sup> August, 2023;

I, Jagdish Chander Chawla duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land (, by way of long-term lease from competent authority,) on which the development of the project is proposed

2. That the said land is free from all encumbrances.

That details of encumbrances \_\_\_\_\_ including 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 promoter is upto 28<sup>th</sup> May 2028.

J. C. Chawla  
 ✓

#### Statutory Alert:

- The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

MODI INDUSTRIES LTD MODINAGAR



4. That seventy per cent of the amounts realised by 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 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.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That 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.

*J. L. Chawla*  
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 Modinagar on this 06<sup>th</sup> day of October 2023.

*J. L. Chawla* ✓  
Deponent  
Identified by *H. M. J.*

Anirudh Tr. Chawla Adu.  
Ch. no 734, Civil Court  
Ghaziabad  
En - 05346/2015 UP





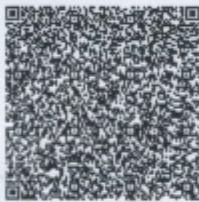
**Certificate No.**  
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**Purchased by**  
**Description of Document**  
**Property Description**  
**Consideration Price (Rs.)**  
**First Party**  
**Second Party**  
**Stamp Duty Paid By**  
**Stamp Duty Amount(Rs.)**

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06-Oct-2023 11:14 AM  
NEWIMPACC (SV)/ up14091504/ MODINAGAR/ UP-GZB  
SUBIN-UPUP1409150464250394119103V  
MODI INDUSTRIES LTD MODINAGAR  
Article 4 Affidavit  
Not Applicable  
MODI INDUSTRIES LTD MODINAGAR  
AS APPLICABLE  
MODI INDUSTRIES LTD MODINAGAR  
100  
(One Hundred only)

संजीव कुमार स्टाम्प विक्रीता  
तहसील कम्पाउण्ड, मोदीनगर  
लाईसेन्स नं०-84  
मो०-8745057772

सत्यमेव जयते

2400



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**AFFIDAVIT CUM DECLARATION**

Affidavit cum declaration of M/s Modi Industries Limited, having registered P.O. Modinagar, Ghaziabad, U.P. 201024 for project "**Umesh Park Phase-1**", situated at Khasra No: 375 & 376, Village Sikri Khurd Main Road, Umesh Park, Modinagar, Ghaziabad-201204, UP.

I, Jadish Chander Chawla, Director of M/s Modi Industries Limited, hereby solemnly undertake on behalf of the Company as follows:

- 1.) That as on date no booking, sale or advertisement has taken place in the Project "Umesh Park Phase-1", developed under the name of M/s Modi Industries Limited.
- 2.) That no other project is registered under RERA on the Land Admeasuring 7610.82 Sq. Mtrs. Situated at Khasra No: 375 & 376, Village Sikri Khurd Main Road, Umesh Park.

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2. The onus of checking the legitimacy is on the users of the certificate.

3. In case of any discrepancy please inform the Competent Authority.

Modinagar, Ghaziabad-201204 which is mentioned for the concerned project i.e., "Umesh Park Phase-1".

### Verification

That the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed by me therefrom.

Verified by me on this 06<sup>th</sup> of October 2023.

Place: Modinagar



*J. C. Chawla*  
(Jagdish Chander Chawla)

Director

Din No: 05316202

*Identified by*  
Anirudh Kr. Chaudhary  
Advocate

Ch. no 734, Civil court  
Ghaziabad  
Enr. 0534612015 (J.P.)

*ATTESTED*  
S. P. SINGH 123  
Advocate/Notary  
Modinagar

# Modi Industries Limited

Regd. Office : MODINAGAR - 201 204 (U.P.)

CIN No. : U15429UP1932PLC000469  
E-mail : modiindustrieslimited@gmail.com  
Website : [www.modiindustries.net](http://www.modiindustries.net)  
GSTIN : 09AAACM2063Q3Z2



Ph. : { 09084786567  
01232-243115

**Certified true copy of the Resolution passed by the Board of Directors in their meeting held on 19<sup>th</sup> August, 2023 at Modinagar.**

298.10 “**RESOLVED** that Shri Jagdish Chander Chawla, Director of the Company be and is hereby authorised to take necessary steps for registration of the Real Estate Project of the Company with the Real Estate Regulatory Authority (RERA) and to execute any document in favour of Government Authorities and to do all other acts, deeds and things on behalf of the Company as may be required in connection with the above.”



**Certified to be true copy  
For Modi Industries Limited**

**Shobit Nehra  
Company Secretary, DGM (Legal)  
M.No. ACS-31863**

Place: Modinagar (U.P.) 201204

Date : 01.11.2023

**Manufacturing Units :**

MODI SUGAR  MODI DISTILLERY  MODI ARC ELECTRODES  MODI STEELS