



తెలంగాణ తెలంగాణ TELANGANA

667 Date: 8/12/23 Rs. 100

Sold to: Madavaram Suman Rao

S/o D/o W/o M. Suman Rao

Whom: NS Developers & Builders

FORM 'B'

[Seerule3(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 [Mr./Ms.] NS DEVELOPERS AND BUILDERS [promoter of the
project / duly authorized by the promoter of the project, vide its/his/the
reauthorization dated 07/12/2023];

I, MADAVARAM SUMAN RAO AND VARAKANTHAM NIKITHA REDDY [promoter of
the project / duly authorized by the promoter of the project] do hereby
solemnly declare, undertake and state as under:

1. That [I/ promoter] [have / has] a legal title to the land on which the
development the project is proposed or DEVELOPERS [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 .or

That details of encumbrances including details of any rights, title,
interest, dues, litigation and name of any party in or over such land.

SAKINALA SRINIVASULU
ADVOCATE / NOTARY
G.O.Ms. No:2742/2011
H.No:23-127/4/A, Matha Lakshmi Nagar,
Kothapet, Ranga Reddy District, T.S

For NS DEVELOPERS & BUILDERS
Nikitha M
Authorised Signatory
For NS DEVELOPERS & BUILDERS
Authorised Signatory



3. That the time period within which the project 'PRAJAY VIRGIN COUNTY PHASE 2' Completed by NS DEVELOPERS AND BUILDERS is 25/09/2026.

4. That seventy percent. of the amounts realized by [me/the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by [me /the promoter] after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal sin proportion to the percentage of completion of the project.

7. That [I/the promoter] shall get the accounts audited with in six month sifter the end of every financial year by a chartered account tent 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 [I/the promoter] shall take all the pending approval son time, from the competent authorities.

9. That [I / the promoter] [have / has] furnished such other documents as have been prescribed by the Act and the rule sand regulation shade there under.

10. That [I / the promoter] shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case maybe.

For NS DEVELOPERS & BUILDERS
Nikhita
Deponent
Authorised Signatory

Verification

Authorised Signatory

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at HYDERABAD on this Wednesday of 07-12-2023.

For NS DEVELOPERS & BUILDERS
Nikhita
Deponent
Authorised Signatory



SAKINALA SRINIVASULU
ADVOCATE / NOTARY
G.O.Ms. No: 2742/2011
H.No: 23-127/4/A, Matha Lakshmi Nagar,
Kothapet, Ranga Reddy District, T.S