

M. RAVINDER RAO
S.V.L.NO. 6/94, R.L.NO.....
D.NO.3-13, KUKATPALLY
R.R.DIST
LICENSE NO.24/2006



59090
146064

తెలంగాణ
JUL 22 2021

zero zero zero zero one zero zero 12:06
R.0000100 PB5646

NON-JUDICIAL
STAMP DUTY

TELANGANA

FORM-B

[See sub-rule (4) of rule 3]

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. M. NAVAJEEVAN** S/o. **Late M. VENKATESWARLU** Authorized Signatory being authorized by its Director of the company "**M/s. SRI VATHSA HOMES PRIVATE LIMITED**", Promoter of the Proposed Project "**STERLING ABODE**" vide authorization Letter dated _____

I, **Mr. M. NAVAJEEVAN** S/o. **Late. M. VENKATESWARLU**, Director of the proposed project "**STERLING ABODE**" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, **M/s. PATEL PROJECTS LTD**, Represented by its Director, **Sri. ANIL D PATEL** S/o. **Shri DHIRUBHAI**,

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 - (DAGPA No.2325/2020.)

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

For **SRI VATHSA HOMES PRIVATE LIMITED**

M. Navajeevan

Managing Director



3. That the time period within which the project shall be completed by me/promoter **20th February 2026..**
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, M. NAVAJEEVAN 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 I, M. NAVAJEEVAN shall take all the pending approvals on time, from the competent authorities.
9. That I, M. NAVAJEEVAN, have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I, M. NAVAJEEVAN , 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.

Verification

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 day of July 2021.

For SRI VATHSA HOMES PRIVATE LIMITED

M. NavaJeevan

Managing Director

Deponent

ATTESTED BY
C. SUBBA RAO
ADVOCATE & NOTARY
Apptd. by Govt. of India, Reg.No: 6747
IG-76, Dharma Reddy Colony Ph-1, KPHE
Katpally, Hyderabad-500 072, T.S., India
Cell: +91 9391170066

