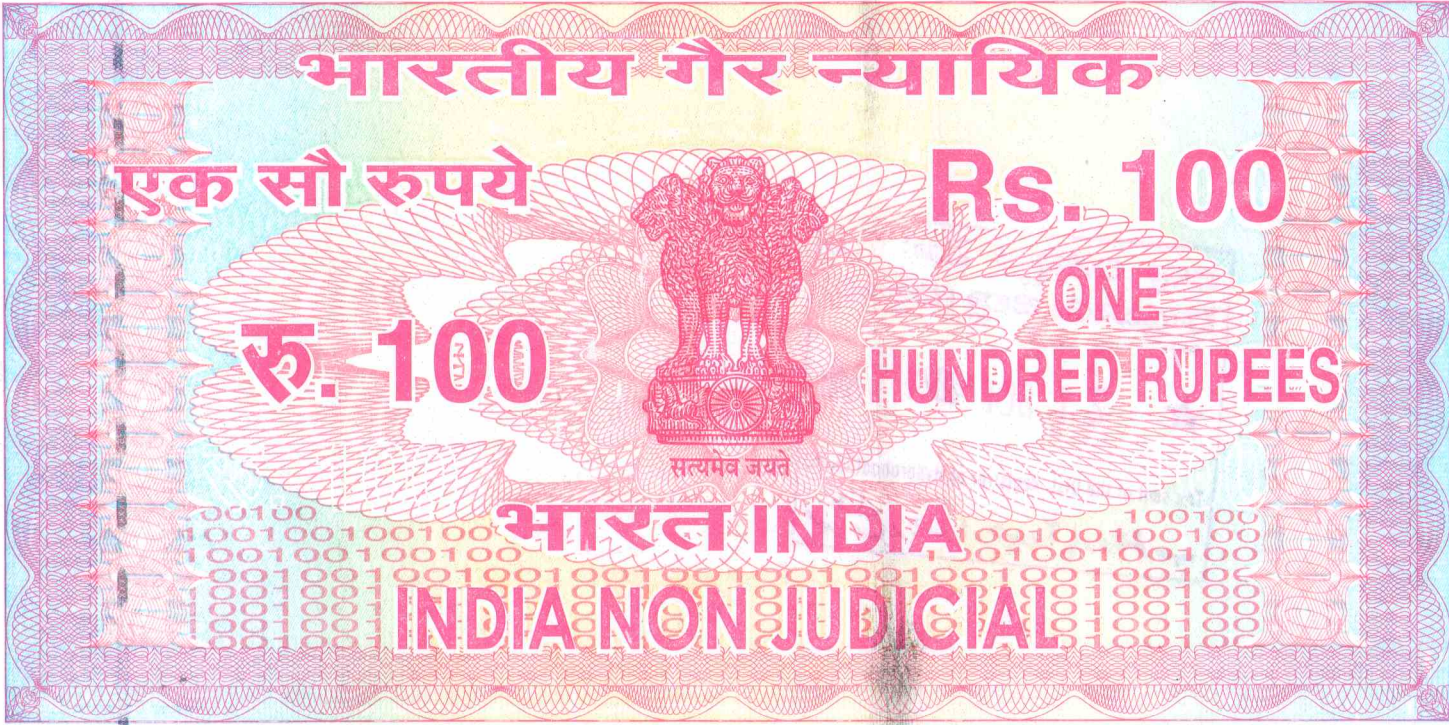




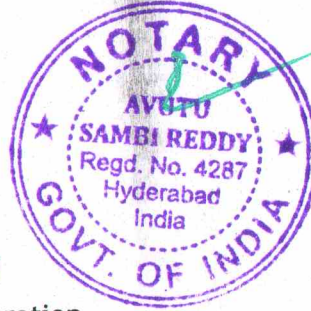
తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 1776 Date : 04-07-2022
Sold to : K. Ranga Rao
S/o : K. Radha Krishna, R/o Hyd
For Whom: - Self -

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration



AM 629951
P. SANDHYA RANI
LICENSED EMP VENDOR
L No : 16-0-19/2013
R L No: 16-04-025/2022
8-2-238, ROAD NO.1,
BANJARA HILLS, HYDERABAD-500 0
Cell: 8074691182

M/s JK INFRA PROJECTS, having its Registered Office at # Plot No 19, Happy Valley, Road No 10, Banjara Hills, Hyderabad, Telangana - 500034, represented by its Managing Partner Mr. K Mangarao about 46 years, R/o Hyderabad, Telangana do hereby State, declare and confirm as under.

1. That JK INFRA PROJECTS has a legal title to the land on which the development of the proposed project (PLATINUM HEIGHTS) 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 owners 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 JK INFRA PROJECTS is 22.12.2027.
4. That seventy per cent. of the amounts realized by JK INFRA PROJECTS 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.

For M/s. JK INFRA PROJECT

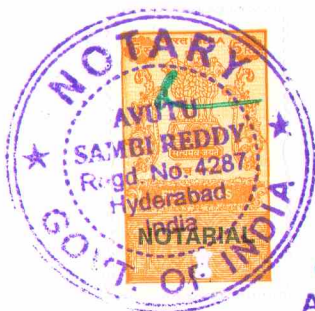
PARTNER

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by JK INFRA PROJECTS in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by JK INFRA PROJECTS after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 JK INFRA PROJECTS 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 JK INFRA PROJECTS shall take all the pending approvals on time, from the competent authorities
9. That JK INFRA PROJECTS has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That JK INFRA PROJECTS shall not discriminate against any allottee at the time of allotment of any built up area, as the case may be.

Deponent

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 02th day of July 2022.



ATTESTED
A. SAMBI REDDY, B.Sc., B.L.
ADVOCATE & NOTARY
No:40, Rehmat Complex, Ameerpet 'X' Road
HYDERABAD-500 016 . INDIA.

Deponent

For M/s. JK INFRA PROJECTS

PARTNERS