



తెలంగాణ తేలంగానా TELANGANA

Sl.No. 2353 Date: **04.06.2022**

Sold to: **MEDAPATI KRISHNA REDDY**

S/o. **LATE RAMA REDDY, R/O. HYD,**

For Whom: **M/s. SWATHI PROMOTERS PVT.LTD., HYD.**
FORM 'B'

[See rule 3(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.] Swathi promoters Pvt Ltd [promoter of the project / duly authorised by the promoter of the project, vide its/his/their authorisation dated _____];

I, Swathi Promoters Pvt Ltd [promoter of the project / duly authorised 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 of the project is proposed or [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 agreement between such owner and promoter for development of estate project is enclosed herewith.

KUSUMANCHI SORHAN BABU, B.Com., LL.B.
ADVOCATE & NOTARY PUBLIC
(Appointed by Govt. of India)
Ministry of Law Affairs, New Delhi
29-2-38/5, Opp. Lane Veterinary Hospital,
Nr. Dist Judge Court, VSP-20. Cell : 9493428664

For **SWATHI PROMOTERS (P) LTD.**

M. Ramesh Reddy
(M. Ramesh Reddy)
Managing Director

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.

3. That the time period within which the project shall be completed by [me / the promoter] is 3 years . i.e 30.08.2025

4. That seventy per cent. of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That [I / the 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 [I / the promoter] shall take all the pending approvals on 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 rules and regulations made thereunder.



KUSUMANCHI SOBHAN BABU, B.Com., B.L.
ADVOCATE & NOTARY PUBLIC
(Appointed by Govt. of India)
Ministry of Law Affairs, New Delhi
29-2-38/5, Opp. Lane Veterinary Hospital,
Hr. Dist Judge Court, VSP 20. Call : 9493628666

For SWATHI PROMOTERS (P) LTD.


(M. Ramesh Reddy)
Managing Director

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

For SWATHI PROMOTERS (P) LTD.

M. Ramesh Reddy
Deponent
Managing Director

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 ___ on this 8th day of September, 2022.



Kusumanchi Sobhan Babu
KUSUMANCHI SOBHAN BABU, B.Com., B.L.
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For SWATHI PROMOTERS (P) LTD.

M. Ramesh Reddy
Deponent
Managing Director