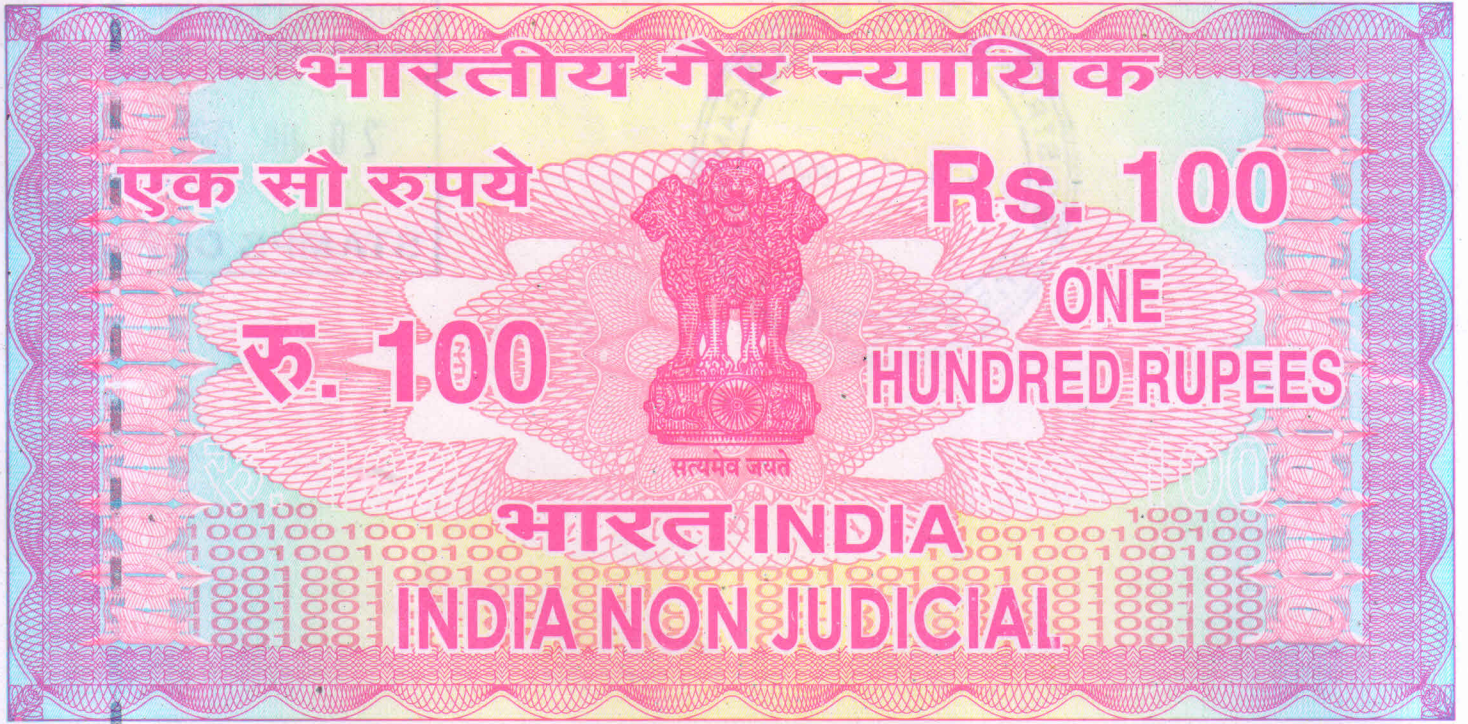




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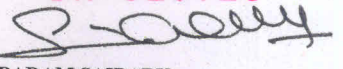
Tran Id: 230807165935028351
Date: 07 AUG 2023, 05:02 PM
Purchased By:
MIRIYALA PREETHAM
S/o M RAGHAVA RAO
R/o CHANDANAGAR
For Whom
NIHIRA REALTORS LLP

FORM - 'B'

[See rule 3(4)]

Affidavit cum Declaration

BA 526126


BADAM SAIBABU
LICENSED STAMP VENDOR
Lic. No. 15-22-030/2013
Ren.No. 15-22-037/2022
H.NO 2-39/1/B, PLOT NO 7,
GOUTAM
NAGAR, CHANDANAGAR, SERILINGAM
MANDAL OF RANGAREDDY
DISTRICT
Ph 9848596722

Affidavit-cum-Declaration of M/s. NIHIRA REALTORS LLP represented by its authorized signatory Mr. Miriyala Preetham partner and promoter of the proposed project "THE CROWN VILLAS".

We, M/s. Nihira Realtors LLP rep by its authorized signatory Mr. Miriyala Preetham partner and promoter of the proposed project "THE CROWN VILLAS" hereby solemnly declare, undertake and state as under:

1. We, M/s. NIHIRA REALTORS LLP rep by its authorized signatory Mr. Miriyala Preetham, the land on which the development of the project is proposed.

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 or name of any party in or over such land, along with details.



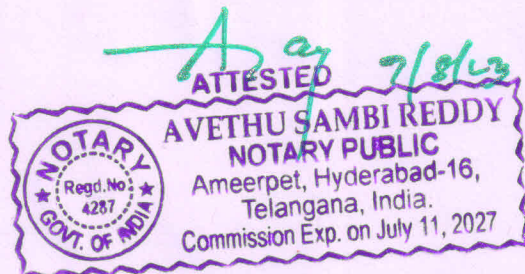
3. That the time period within which the project shall be completed by promoter is 01-08-2027. That, seventy percent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
5. 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.
6. That we / Partners and Promoter shall get the account 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.
7. That, we / promoter shall take all the pending approvals on time from the competent authorities.
8. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we / 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.

I, Mr. Miriyala Preetham authorized signatory of M/s. **NIHIRA REALTORS LLP** partner and promoter deponent above, do here by verify the contents of my abovementioned Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 07th Day of August, 2023.

For NIHIRA REALTORS LLP

(Signature)
Partner



(Signature) (Deponent)