



తెలంగాణ తెలంగాణ TELANGANA

S.NO 4808

DATE 02/07/2022 AMOUNT 100/-

SOLD TO

M. Sai Venkata Karthik

S/o, W/o, P/o
FOR WHOM:

M. Subbaiah

HY Sora Builders & Developers

AM 593595
C. SURENDRA NATH REDDY

STAMP VENDOR

LIC.NO. 15-10-22/99/15-10-57/20

H.NO. 19, JP NAGAR, MIYAPUR, R.R. Dist

CELL: 9396203330 / 9866794154

FORM 'B'

[Secrule3(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.] M. Sai Venkata Karthik [promoter of
the project / duly authorised by the promoter of the project, vide
its/his/their authorization dated];

I, M. Sai Venkata Karthik [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 Residential
[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.

ADVOCATE & NOTARY
106, 1st Floor, Sagar View Complex,
Domalguda, Hyd-29. Ph.: 9010305267
My Commission Expires on 11-12-2026

HY SORA BUILDERS & DEVELOPERS

Managing Partners

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

OR

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

3. That the time period with in which the project shall be completed by [me / the promoter] is 30 MONTHS

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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

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.



Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

// ATTESTED //

on this day of 15 Jan 2029

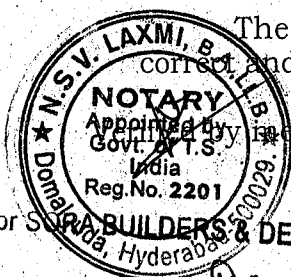
N. SUNDARA VARALAXMI
B.A., LL.B.

ADVOCATE & NOTARY

106, 1st Floor, Sagar View Complex,
Domalguda, Hyd-29. Ph.: 9010305267
My Commission Expires on 11-12-2026



Deponent



Managing Partners