

Phone No:
Sold To/Issued To:
Abhinav Gupta
For Whom/ID Proof:
Nirmal Shelters Pvt



OCT 12 2022 18:19:36
₹ 0000100/-
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Affidavit
38163431666598775099-00037348
3816343 21/2006

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 for RERA

Affidavit cum Declaration of **M/s. NIRMAL SHELTERS P LTD** [promoter of the project];

I, **ABHINAV GUPTA** s/o **HARISH CHANDRA GUPTA**, Director of **NIRMAL SHELTERS P LTD**, duly authorised by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That we have 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.

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 the promoter is **6 Years from the date of Permission (i.e., 6th December, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me /the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.



ATTESTED
G. JAYARAMAIAH, B.A., B.L.
ADVOCATE & NOTARY
Appointed by Govt. of Andhra Pradesh, India
Flat No.101, Balaji Villa, A.S. Raju Nagar,
Kukatpally, R.R. Dist. Hyderabad

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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.
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

For M/s. NIRMAL SHELTERS (P) LTD.
Ashirwa
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 Hyderabad on this 27th Day of **OCTOBER, 2022.**

Deponent

For M/s. NIRMAL SHELTERS (P) LTD.
Ashirwa
Director



ATTESTED
G. Jayaramaiah
G. JAYARAMAIAH, B.A., B.L.
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