



తెలంగాణ తెలంగాణ TELANGANA

Transaction ID: 230831122059138038
Date: 31 AUG 2023, 12:22 PM
Purchased By:
A VENKAT REDDY
S/o A KRISHNA REDDY
R/o MM DIST.,
For Whom
M/S WESTERN MAGIC DEVELOPERS

C 464842

K SRINIVASA RAO
LICENSED STAMP VENDOR
Lic. No. 15-29-012/2011
Ren.No. 15-29-038/2023
H.NO. 1-2-148/E
MAHALAXMIPURAM
NARAPALLY VILLAGE
GHATKESAR MANDAL
MEDCHAL MALKAJGIRI
DISTRICT
Ph 9849083009

FORM 'B'

[See rule 3(4)]

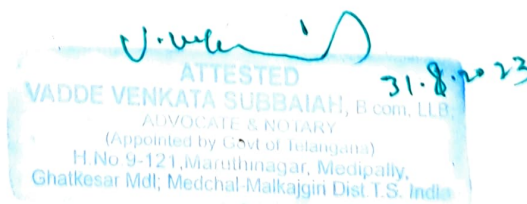
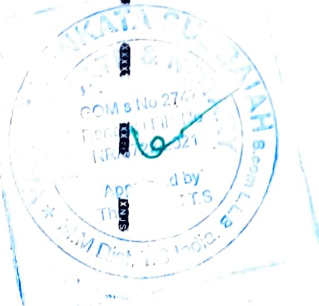
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **M/S WESTERN MAGIC DEVELOPERS, FIRM No: 4163/2017** represented by **Mr. AARTHA VENKAT REDDY, S/o A KRISHNA REDDY** [promoter of the project / duly authorized by the promoter of the project, vide its/his/their authorization through company incorporation];

I, **Mr. AARTHA VENKAT REDDY, S/o A KRISHNA REDDY**, [promoter of the project / duly authorized by the promoter of the project] do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project titled "**Varahi Whealth Atmos**" is proposed or 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



For WESTERN MAGIC DEVELOPERS

PARTNER

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.

3. That the time period within which the project shall be completed by me is **18th July, 2026.**

4. That seventy per cent of the amounts realized by me 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 development plots 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by me 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 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 I shall take all the pending approvals on time, from the competent authorities.

9. That I have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.

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

For WESTERN MAGIC DEVELOPERS


PARTNER

Deponent

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, Telangana on this **31st DAY OF AUGUST, 2023.**

For WESTERN MAGIC DEVELOPERS


PARTNER

Deponent




ATTESTED
VADDE VENKATA SUBBAIAH, B.com, LL.B.
ADVOCATE & NOTARY
(Appointed by Govt. of Telangana)
H.No. 9-121, Maruthinagar, Medipally,
Ghatkesar Mdt; Medchal-Malkajgiri Dist T.S. India
31.08.2023