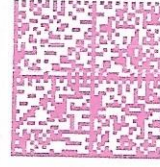


Phone No: 1111111111
Sold To/Issued To:
Rafathullah
For Whom/ID Proof:
Maphar constructions

K NAGARAJAMANI
SVL NO 45/99
SHOP NO 50/A
A KUSHAL TOWERS
KHATRAHABAD
HYDERABAD 04
TELANGANA
0000000



FEB-26-2022 12:23:33

₹ 0000100/-
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3815320 17/2005
Affidavit

FORM - 'B'[See rule 3(4)]

Affidavit cum Declaration

Affidavit-cum-Declaration of **M/s. Maphar Constructions Pvt. Ltd** represented by its authorized signatory **Mr. Rafathullah Shahid** Promoter of the proposed project "**Maphar's Decent Tower**"

I, Mr. Rafathullah Shahid Authorized Signatory of M/s. Maphar Constructions Pvt Ltd Promoter of the proposed project "**Maphar's Decent Tower**" hereby solemnly declare, undertake and state as under:

1. **I, Mr. Rafathullah Shahid** have legal title to 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.

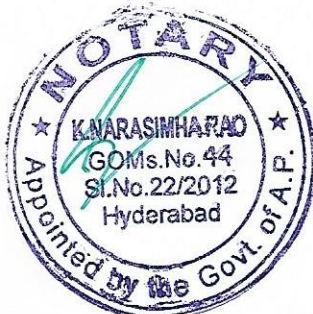
OR

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 **18/02/2027**. 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For Maphar Constructions Pvt. Ltd.

Director



6. That we/ Promotor 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.

For Maphar Constructions Pvt. Ltd.

(Deponent)

Director

I. Mr. Rafathullah Shahid Authorized Signatory of M/s. Maphar

Constructions Pvt Ltd 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 day of.....

For Maphar Constructions Pvt. Ltd.

(Deponent)

Director



ATTESTED

K. NARASIMHA RAO, B.A., LL.B.
ADVOCATE / NOTARY
Appointed by the Govt. of T.S.
10-1-891/401, A.C. Guards
Khairatabad, HYDERABAD