



తెలంగాణ తెలంగాణ TELANGANA

Tran No: 231012122410782668
Date: 12 OCT 2023, 12:26 PM
Purchased By:
JANAGAM SHEKAR GOUD
S/O J VENKATADH
100 HYD
For Whom
SUBHAMASTHU INFRA PROJECTS

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

AY 910930

K. RAJESH
LICENSED STAMP VENDOR
Lic. No. 15-07-081/2020
Ren No. 15-07-036/2023
11 NO 2-1-635, 25.01
NO 121, LAXMAREDDY
COLONY, UPPAL, MEDCHAL
MALAKGIRI DIST
Ph: 9848957058

SUBHAMASTHU INFRA PROJECTS, having its Registered Office at # 1-4-63/3, Radha Nilayam, Plot No 36, Sneha Nagar, Street No 08, Hubsiguda, Uppal, Medchal - Malkajgiri, Telangana - 500007, represented by its Designated Partner Mr. J Shekar Goud aged about 39 years, R/o Hyderabad, Telangana do hereby State, declare and confirm as under.

1. That SUBHAMASTHU INFRA PROJECTS has a legal title to the land on which the development of the proposed project (MARVEL CITY BLOCK A) 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 owners 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 SUBHAMASTHU INFRA PROJECTS is 26.08.2027.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by SUBHAMASTHU INFRA PROJECTS in proportion to the percentage of completion of the project.

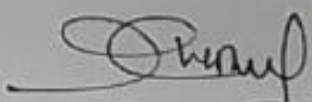
6. That the amounts from the separate account shall be withdrawn by SUBHAMASTHU INFRA PROJECTS after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That SUBHAMASTHU INFRA PROJECTS 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 SUBHAMASTHU INFRA PROJECTS shall take all the pending approvals on time, from the competent authorities

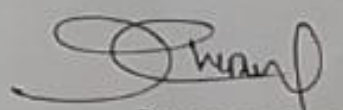
9. That SUBHAMASTHU INFRA PROJECTS has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

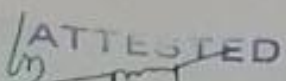
10. That SUBHAMASTHU INFRA PROJECTS shall not discriminate against any allottee at the time of allotment of any built up area, as the case may be.


Deponent.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Hyderabad on this 11th day of Oct 2023.


Deponent.


ATTESTED
K. VIJAYENDER REDDY
NOTARY (ADVOCATE)
Appointment vide G.O. Ms No 672 of 2004
By Govt. of Telangana (IND-1)
15A, 3-4-757/22, APHD Bldg
Barkatpura, Hyderabad 500 077, T.

