

Phone No:
Sold To/Issued To:
Sekhar
For Whom/ID Proof:
M S ESTATES



OCT-04-2022 15:08:22
₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO
Agreement
38153161664896102602-00213761
3815316 12/2006

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

Affidavit-cum-Declaration of **M/s M S Estates**, Plot No. 121 and 122, Meteor Homes, Krushi Nagar, Madinaguda, Miyapur, Hyderabad promoter of the proposed project vide his authorization dated

I, **TOKA SEKHAR GOUD**, Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I/Promoter has a 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.
3. That the time period within which the project shall be completed by the me/Promoter is Two Years. (i.e. 17-02-2024)
4. That seventy percent of the amounts realised by 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 development and the land cost and shall be used only for the purpose.
5. That the amounts from the separate account to cover the cost of the project shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered account in practice that the withdrawal is in proportion to the percentage of completion of the project.



7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered account 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/promoter shall take all the pending approvals on time, from the competent authorities.
9. That, I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I/Promoter shall not discriminate against any allottee at the time of allotment of any plot, as the case may be, on any grounds.

T. S. Lakshmi
40/4

Deponent

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 04th day of October, 2022

T. S. Lakshmi
40/4

Deponent.



ATTESTED

S. LAXMI NARAYANA
B.Com, LL.B
NOTARY
Flat No. 204, Lumin. Towers,
6-3-656/A/204, Panjagutta, Hyd 8
(Appointed by Govt. of India)

4 OCT 2022