



తెలంగాణ తెలంగాణ TELANGANA

SIN: 7985 Date: 6/12/2021

Sold To: N. Bhargava

Son of N. Pentavala to Mr.

For Whom: Sita Shelters Pvt Ltd, Mr.

AK 851156

P.SRINIVAS

LICENCED STAMP VENDOR

L No: 16-11-074/1993

RL No: 16-11- 039/2020

H.No.7-1-400/10, AMEERPET,

BALKAMPET ROAD,

HYDERABAD- 500 016.

Cell No: 9848495041

FORM 'B'

[Seerule3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ramachandra Raju Penmetsa**, Managing Director in **Sita Shelters Private Limited**, duly authorized by **Sita Shelters Private Limited**, the promoter of project
"Solitaire" vide its authorization dated N.A.

I, **Mr. Ramachandra Raju Penmetsa**, Managing Director in **Sita Shelters Private Limited**, the promoter of project "Solitaire", do hereby solemnly declare, undertake and state as under:

1. That [I / promoter] [have / has] a legal title to the land on which the development of the project is proposed

Or

Sri Meka Anil Kumar and **Sri Meka Pawan Kumara** 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.

SITA SHELTERS PVT. LTD.

Managing Director

ATTESTED

G. JAYARAMAIAH, B.A., B.L.

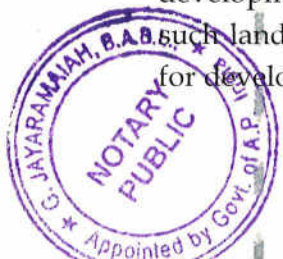
ADVOCATE & NOTARY

Appointed by Govt. of Andhra Pradesh, India

Flat No.101, Balaji Villa, A.S. Raju Nagar,

Kukatpally, R.R. Dist. Hyderabad.

His Commission Expires on 1st June 2022

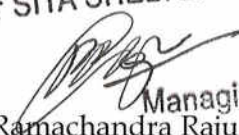


2. That the said land is free from all encumbrances.

Or

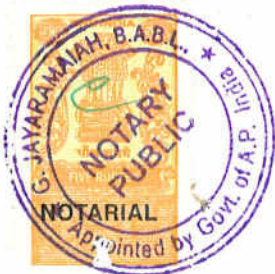
That details of encumbrances as per EC including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

3. That the time period within which the project shall be completed by [me / the promoter] is **31/12/2026**.
4. That seventy per cent. of the amounts realized 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 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 / 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 there under
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.

-or SITA SHELTERS PVT. L.
X 
Managing Director
Mr. Ramachandra Raju Penmetsa
(Deponent)

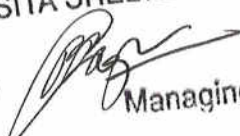
Verification

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 06th December, 2021.



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.
My Commission Expires on 1st June 2022
6/12/2021

-or SITA SHELTERS PVT. L.
X 
Managing Director
Mr. Ramachandra Raju Penmetsa
(Deponent)