

Phone No:
Sold To/Issued To:
Ramachandra reddy
For Whom/ID Proof:
Smr builders

भारत INDIA
INDIA NON JUDICIAL
S. LAXMI NARAYANA
S. LAXMI NARAYANA
H NO 11 B 3 352
KORING POKHARUTTA
POLICE STATION
HYDERABAD 500082
TELANGANA
भारतीय गैर न्यायिक
आफीडविट



MAY-25-2022 12:45:21

₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO

Affidavit
38153161653482721951-00126780
3815316 12/2006

(Form-B)
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. SMR SM ESTATES duly authorized by the promoter of the Project, vide its authorization letter dated.10.01.2022

I, Ram Reddy Saireddy S/o. Late Sri.S.Malla Reddy, Occ: Business, aged about 62 years, C/o. Plot No.73, SMR house, 5th Floor, Nagarjuna Hills, Panjagutta, Hyderabad-500082, do hereby solemnly declare, undertake and state as under;

1. That I am the Managing Partner of M/s. SMR SM ESTATES and have a legal title to the land on which the development of the project **"SMR VINAY HEIGHTS"** in Sy.Nos.13/A situated at Bandlaguda Jagir Municipal Corporation, Gandipet Mandal, Ranga Reddy District, 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.
2. M/s. SMR SM ESTATES land is free from all encumbrances any rights, title, interest, dues, litigation of any party in or over such land.
3. That the time period within which the project shall be completed by us as per permission letter issued by Municipal Corporation dated 11.10.2021 to 10.10.2027
4. That seventy per cent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.



For SMR SM ESTATES

Managing Partner

7. That 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For SMR SM ESTATES

Managing Partner

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 _ day of _____, 2022.

For SMR SM ESTATES

Managing Partner

Deponent

ATTESTED

S. LAXMI NARAYANA
B.Com, LL.B
NOTARY
Flat No.204, Lumbini Towers,
6-3-666/A/204, Panjagutta, Hyd 8,
(Appointed by Govt. of India)

