



తెలంగాణ తెలంగాణ TELANGANA

AH 782919

S.No. 5041 Date 20/5/2022 Re. 100

Sold to: A. Janardhan Reddy & Associates
For: Makuta Developers and Infrastructure Pvt. Ltd.

CH. KESHAVA REDDY
LICENSED STAMP VENDOR
Lic.No.15-13-020/1995, Reg.No.15-13-002/2022
Shop No.24, HUDA Complex, Sareornagar,
R.R. Dist, Telangana-500035, Cell:7207125902

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 [Mr./Ms.] MAKUTA DEVELOPERS AND
INFRASTRUCTURES PRIVATE LIMITED [promoter of the project / duly
authorized by the promoter of the project, vide its/his/their authorization dated
30/05/2022];

I, KOMPALLY JANARDHAN [promoter of the project / duly authorised by the
promoter of the project] 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 DEVELOPERS[have/has] a
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.

2. That the said land is free from all
encumbrances or
That details of encumbrances including details of any rights, title,
interest, dues, litigation and name of any party in or over such land.



METTU GOVERDHAN REDDY
NOTARY/ADVOCATE B.Com., LL.B
Appointed by Govt. of A.P. & T.S.
H.No. 11-8-99/44, Narasimhapuri Colony.

[Signature]
Managing Director

3. That the time period within which the project shall be completed by [me / the promoter] is 17/05/2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 thereunder.
10. That [I / the promoter] shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, 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 MONDAY of 30-05-2022.



[Signature]
METTU GOVERDHAN REDDY
 NOTARY/ADVOCATE
 Appointed by Govt. of A.P. & T.S.
 H.No. 11-8-99/44, Narasimhapuri Colony, Saroornagar, Hyderabad-35, Ph: 9440485846

Deponent

[Signature]
Makuta Developers & Infrastructures Pvt. Ltd.
 Managing Director