



తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 203 Date 24/01/2023 Rs. 100/-

Sold to D. Mahesh

S/o/W/o Jyoti Satyanarayana

For whom Pragathi Homes

Leddy

AT 113011

P. LAXMI KANTH REDDY

Licenced Stamp Vendor

SVL No:16-09-082 of 2012

R.L. No.16-09-34/2021

H.No.403, Sai Sunder Tower,

LIC Colony, West Marredpally

SECUNDERABAD-500 003.

Phone No.9246371455

FORM 'B'

[See rule 3(6)]

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 M/s. Pragathi Homes a partnership firm having its office at Plot No. 12, First Floor, Samrat Colony, West Marredpally Secunderabad Represented by its (Partner) Mr. PRAVEEN JAIN of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28.04.2023

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

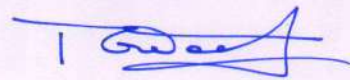
1.

That I / promoter have / has a legal title Report to the land on which the development of the project is proposed



2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; **30.09.2023**
- 4.
- (a) For new projects
 - That seventy per cent of the amounts realised by me/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.
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- (ii) That entire of the amounts to be realised hereinafter by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Telangana Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
6. That I / 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, in practice, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
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/ the promoter shall not discriminate against any allottee 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 therefrom.


Smt. JAYA GOWRI
ADVOCATE & NOTARY
Flat no.27, 3rd Floor, Chandra Apartments
Saradha Nagar, Safilguda,
SECUNDERABAD-T.S., INDIA
Ph:9293942778
Mv Commission Expires on 25/12/2026

