

Smt.P.Sandhya Rani
Stamp Vendor L.No 15-07-004/2006,
R.L.No.16-07-006/2012 H.No.3-5-944
Shop no. 4, Ground floor
Panchavati Mall, Narayanaguda
Hyderabad - 500029

AUTH LICENSE NO. 14 / 2013



STAMP DUTY TELANGANA
NON JUDICIAL
Rs. 0000100
30.3.2019
357472
INDIA
TELANGANA

003057150167

FORM 'B'
[Seerule3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER
(To be submitted in stamp paper of value not less than Rs.100/-)

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shaji Mathew, Director in M/S GARDEN OF EDEN PROPERTY
DEVELOPERS PRIVATE LIMITED [promoter of the project/ duly authorized by M/S GARDEN OF EDEN
PROPERTY DEVELOPERS PRIVATE LIMITED, promoter vide its/ his/ their authorization dated
/03/2019.

I, Mr. Shaji Mathew, Director in M/S GARDEN OF EDEN PROPERTY DEVELOPERS PRIVATE LIMITED,
[promoter of the project/ duly authorized by M/S GARDEN OF EDEN PROPERTY DEVELOPERS PRIVATE
LIMITED promoter do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed or M/S
GARDEN OF EDEN PROPERTY DEVELOPERS PRIVATE LIMITED 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



[Signature]

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 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 31ST December 2022.
4. That seventy per cent. of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 utilised 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Mr Shaji Mathew



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 27th Day on this March of 2019.

Deponent

Shaji Mathew



ATTESTED
[Signature]
P. SATYANARAYANA MURTHY
E.Com., LL.B.
NOTARY
Block-28, Flat-12, MIG-II,
Baghlingampally, Hyderabad-500 044,
Appointed by the Govt. of T.S.