



తెలంగాణ తెలంగాణ TELANGANA

AE 625865

Sl.No. 8757 DT: 28-06-2021

100/-

Sold to P. Rahul Reddy

S/o. W/o. D/o. Bala Krishna Reddy, H/o. H/d

For Whom M/s. Ayati Properties, Hyd.

A. RAJESH KUMAR

LICENSED STAMP VENDOR

L. No.15-17-018/2011. R.L.No.15-17-061/2020

H.No.7-121, Beside Sub-Registrar Office

Ghatkesar (V & M) M. M. Dist 501- 301

Cell: 9393366050

FORM—'B'

[See rule 3 - (4)]

Affidavit cum Declaration

Affidavit cum declaration of **M/s. Ayati Properties Represented by its Partner Petluru Rahul Reddy** Promoter of the proposed project/ " **AYATI LAKE VIEW BLOCK A** " consisting of stilt plus five floors.

Mr. Petluru Rahul Reddy promoter of the proposed project do hereby solemnly declare, undertake and stake as under:

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

OR

Have/ has a legal title to the land in 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 authorised 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.



"ATTESTED"

MALLESHAMU VUTLA

M.A., MBA, LL.M

ADVOCATE & NOTARY

Appointed by Govt. of T.S. G.O. Ms. No. 314/2012

H.No. 2-4-123/E/69, Swaroopnagar, Rep.
Near Balaji Temple, Uppal, M.M. Dist.

For AYATI PROPERTIES

PARTNER

OR

That details of encumbrances including details of any rights, title, interest or name of any party I or over such land, along with details.

3. That the time period within which the project shall be completed by me/ promoter is 01.03.2024.
4. That seventy per cent of the amount 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 the purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered account in practice, that the withdrawal is in proportion to the percentage of completion of project.
7. 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 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/ promoter shall take all the pending approvals on time, from the competent authorities.
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/ promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent
For AYATI PROPERTIES
PARTNER

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at Hyderabad on this 3rd day of July, 2021



"ATTESTED"
MALLESHAMU VUTLA
M.A., MBA, LL.M
ADVOCATE & NOTARY
Appointed by Govt. of T.S. G.O. Ms. No. 314/2012
-L.No. 2-4-123/E/69, Swaroopnagar, Road. No.7,
Near Balaji Temple, Uppal, M.M. Dist.-39. T.S.

Deponent
For AYATI PROPERTIES
PARTNER