



తెలంగాణ తెలంగాణ TELANGANA
Sl. No: 9255 Date: 29/03/2022
Sold to: D. Nitin
S/o. D/o. W/o. D. Vinod Kumar
For whom: Regalia Smart Spaces LLP Hyd

P. Prasad Rao
P. PRASAD RAO
LICENSED STAMP VENDOR
L. No: 16-11-003/2007
R.L. No: 16-11-013/2022
R/o. 6-3-1185/164, Begumpet
HYDERABAD-500 016.
Cell No: 9366973322

AN 908912

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 **REGALIA SMARTSPACES LLP** [promoter of the project/duly authorized by the promoter of the project, vide its/his/their authorization dated: 20.10.2022]

I, **SHASHIDHAR THODUPUNURI**, Designated Partner of **REGALIA SMARTSPACES LLP** [promoter of the project / duly authorized 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 **RESIDENTIAL BUILDING** [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.

REGALIA SMARTSPACES LLP

[Signature]
DESIGNATED PARTNER



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.
3. That the time period within which the project shall be completed by [me / the promoter] is **31.03.2026**.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 there under.
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.

REGALIA SMARTSPACES LLP


Deponent
DESIGNATED PARTNER

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 20th day of October, 2022



ATTESTED

K. RAJA RAO
B.A., LL.B.
ADVOCATE & NOTARY,
16-2-164, palton,
MALAKPET, HYDERABAD-36.
GOVT. OF INDIA.
REG. No. 7642

Deponent
REGALIA SMARTSPACES LLP

DESIGNATED PARTNER