

FORM - 'B'
[RULE 3(4)]

Affidavit cum declaration of POSHAM NARSI REDDY, Authorized signatory of IRA REALITY TECH PRIVATE LIMITED Promoter of the proposed project **VIJAYA LAXMIS RAGHAVA RESIDENCY**, vide its/ his/their authorized

I POSHAM NARSI REDDY, Authorized signatory of **IRA REALITY TECH PRIVATE LIMITED** promoter of the proposed project of the **THE MIRACLE**, vide its/ his/their authorized namely do hereby solemnly declare, undertake and state as under:

1. That we Have 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 authorized 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.
3. That the time period within which the project shall be completed by me/promoter is 29/06/2026.
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 over 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Verification

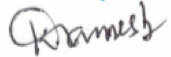
The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there form.

Verified by me

Place : **Hyderabad**,

Date : 24/06/2020

Deponent

For M/s. IRA Reality Tech Pvt. Ltd.

Director.