

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 Mr. Pratap Satish Kumar S/o Mr. P. Bhoomaiah , Proprietor of Marvel Projects in Survey No 1180 in Plot bearing Nos. 51, 52, 53, 54, 55, 66, 67, 68, 69, 70, 113 and part of open plot No. 114 admeasuring total area 2719.94) Sq. yards. or 2274.14 Sq. mtrs Bardipur Village Situated at Meher Sai Colony, Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad.

The proprietor of "KS TOWERS" ,the proposed project , I Mr. Pratap Satish Kumar S/o Mr. P. Bhoomaiah , Designation Proprietor 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 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 authenticated 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 is 31-Dec-2023.
4. That seventy per cent. of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me in proportion to the percentage of completion of the project.

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Satish Kumar
Proprietor

6. That the amounts from the separate account shall be withdrawn by me after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That I 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.

Deponent Verification:

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me on this 02nd day of March 2020.

For MARVEL PROJECTS
Sasmar
Proprietor