

Phone No:
Sold To/Issued To:
Naresh
For Whom/ID Proof:
Janapriya



OCT-30-2023 12:30:02
₹ 0000100/-
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Agreement
38153151698689002836-00467136
3815315 12/2006

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Janapriya Town Ships Private Limited, a company registered under the Indian companies Act, 1956, having its principal place of business at 8-2-120/86 and 8-2-120/86/1, Plot No. 11 & 12, Keerthi & Pride Towers, New Road No.2, Banjara hills, Hyderabad - 500034, represented by its authorized person N Nandanandhan Reddy, Telangana do hereby State, declare and confirm as under.

1. That **Janapriya Town Ships Private Limited**, has a legal title to the land on which the development of the proposed project (JANAPRIYA NILE VALLEY FOR BLOCK-8B (Situated at Ameenpur Village) 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 owners 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 Janapriya Town Ships Private Limited, is 30.12.2027.
4. That seventy per cent. Of the amounts realized by Janapriya Town Ships Private Limited, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Janapriya Town Ships Private Limited, in proportion to the percentage of completion of the project.



N Nandanandhan Reddy



6. That the amounts from the separate account shall be withdrawn by Janapriya Town Ships Private Limited, after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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 Janapriya Town Ships Private Limited, 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 Janapriya Town Ships Private Limited, shall take all the pending approvals on time, from the competent authorities
9. That Janapriya Town Ships Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Janapriya Town Ships Private Limited shall not discriminate against any allottee at the time of allotment of any built up area, as the case may be.



[Signature]
Deponent

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 2023.



ATTESTED
S. LAXMI NARAYANA
B.Com LL.B
NOTARY
Flat No. 204, Lumbini Towers
S-3-666/A/204, Panjagutta, Hyderabad
(Appointed by Govt. of India)



[Signature]
Deponent