



उत्तराखण्ड तेलंगाना TELANGANA

SL.NO: 925, DATE: 22-02-2022

SOLD TO: B.ROOPALI REDDY

W/O: B.CHARAN REDDY

R/O: HYDERABAD

FOR WHOM: RAMABHOOPAL BUILDERS

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. / Ms. **BRICKS RAMABHUPAL PROJECTS LLP**, Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/ his/their authorization dated 05/July/2022.

We, **K.Pavan Kumar Reddy & B.Roopali Reddy** are part of Promoters of the proposed project / duly authorized by the promoter of the proposed 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 MARVELLA [have/has] a legal title to the land admeasuring to an Extent of 16870.37 Sqmtrs in Sy.No. 407/A1 & 407/A2/1,2,3 situated at Tellapur Village, Ramachandrapuram mandal, Sangareddy District, Telangana State on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land with an authenticated copy of the agreement between such owner and promoter for development of the real estate projects is enclosed herewith.



For BRICKS RAMABHUPAL PROJECTS LLP

Roopali
Designated Partner

For BRICKS RAMABHUPAL PROJECTS LLP

K. Pavan Kumar Reddy
Designated Partner

2. . We hereby confirm and declare that we have entered into Seven separate Development agreements cum GPAS No. 3840/2016 Dated 22-02-2016 & its amendment vide Regd. Deed of Amendment No. 16296/2021 Dated 20-03-2021 & 31778/2021 Dated 24-08-2021. Registered Development Agreement No. 15964/2016, Dated 15-07-2016. Registered Development Agreement No. 22660/2016, Dated 23-09-2016 & its amendment vide Regd. Deed of Amendment No. 23522/2020 Dated 23-12-2020. Registered Development Agreement No. 22661/2016, Dated 23-09-2016. registered at **Office of the Sub Registrar**, Sanga Reddy District, relating to development of the schedule property. with the owners of the land admeasuring to an Extent of 16870.37 and the Total saleable area 11,49,025 sft apart from the club house 3,217.06 Sqm (34,628.43 sft) and parking areas (3 Cellars + Stilt) 33,289.18Sqm (3,58,324.73 sft) .

3. That the time period within which the project shall be completed by me/Promoter is 20th January 2028.

4. That, seventy per cent of the amounts realized 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 that 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 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 / 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 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. **For BRICKS RAMABHUPAL PROJECTS LLP**

For BRICKS RAMABHUPAL PROJECTS LLP

Roopali

Designated Partner

K. Tawan Reddy

Designated Partner

Deponent



Verification

We, KUNDURU PAVAN KUMAR REDDY, S/o. K.Prabhakar Reddy, aged about 51 years, Occupation: Business, residing at Flat. 401, Urban Abode, Plot # 126&127, Jubilee gardens, behind Harsha Toyota, Kothaguda, Hyderabad, Telangana 500084. And BORAVELLI ROOPALI REDDY W/o. B. Shiva Charan Reddy, Age:40 Years, Occ: Business, R/o. Flat No. 502, Cyber Elite, Izzat Nagar, Kondapur, R.R. Dist, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.
Verified on this 05th day July 2022.

For BRICKS RAMABHUPAL PROJECTS LLP

Roopal

Designated Partner

Deponent

For BRICKS RAMABHUPAL PROJECTS LLP

K. Pavan Reddy

Designated Partner



ATTESTED

K. Hari Babu

K. HARI BABU B.A.; LL.B

ADVOCATE & NOTARY

Appointed by Govt of Telangana

GOMs No: 509, St. No: 56, Rev. Regn-II

My Commission Expires on 08-08-2022

Kukatpally, Medchal-Malkajgiri Dist., Telangana

Ph No: 9948108151