



తెలంగాణ తెలంగాణ TELANGANA
S.No. 277 Date 27/02/23 Rs. 100
Sold to Vinta Janardhan Reddy
S/o. D/o. W/o. Srinivas Reddy
To Whom. P/M. Gahan Developers

M. RAMA DEVI
STAMP VENDOR
L.No. 16-01-028/2016
R.No. 16-01-028/2022
P/o. Flat No. 604, Excellency Apts.,
Judges Colony, Linkpet, Hyd-500036
Cell: 983901307

AM 909983
27 FEB 2023

FORM - 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit-cum-Declaration of M/s. Gahan Developers represented by its Authorized Signatory Mr. Vinta Janardhana Reddy Promoter of the proposed project "Gahan's Orchid"

We, M/s. Gahan Developersrep by its Authorize Signatory Mr. Vinta Janardhana Reddy promoter of the proposed project "Gahan's Orchid" hereby solemnly declare, undertake and state as under:

1. We, M/s. Gahan Developersrep by its Authorized signatory Mr. Vinta Janardhana Reddy the land on which the development of the project is proposed

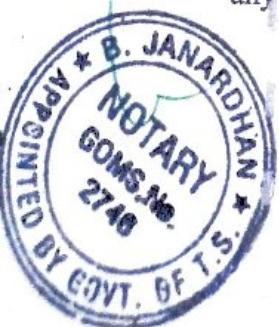
AND

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.

OR

That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.



For GAHAN DEVELOPERS

Vinta
Partner

3. That the time period within which the project shall be completed by promoter is **21-01-2026**. That, seventy percent 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.
4. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
5. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. That we/ Promotor shall get the account 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.
7. That, we / promoter shall take all the pending approvals on time from the competent authorities.
8. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we / 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.

I, Vinta Janardhana Reddy Authorized Signatory of M/s. Gahan Developers promoter deponent above, do here by verify the contents of my abovementioned Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 27th day of February 2023.



ATTESTED
B. Janardhan
B. JANARDHAN
ADVOCATE & NOTARY
Flat No: 604, Excellancy Apartment,
Judges Colony, Malakpet,
HYDERABAD-500 036.
Cell: 9246375990

27 FEB 2023

For GAHAN DEVELOPERS

Vinta Janardhana Reddy
Partner

(Deponent)