

Phone No: **Kalpang**
Sold To/Issued To:
Y SHARATH CHANDRA
For Whom/ID Proof:
VAISHNAOI DEVELOPERS



JUN-21-2024 12:34:06

₹ **0000100/-**
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Affidavit
3816397 17 18973246955-00030104
3816397 14/2023

FORM 'B'

[See rule 3(4)]

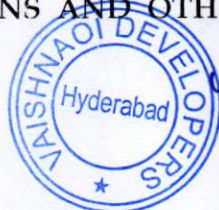
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE
PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **M/S SHAMBHAVI CONSTRUCTIONS AND OTHERS** (presently known as **M/S VAISHANAOI DEVELOPERS**) (registered under Partnership Firm under registered No. 386 of 2021, dated 07-04-2021, having its registered office plot Nos. 11 & 12, Amar Society, Guttala Begumpet, Madhapur, Ranga Reddy District, (Hyderabad), Telangana state Represented by its Managing Partner: **SRI. Y. SHARATH CHANDRA**, S/o: **RAVI PRASAD**, aged about 33 years, occupation: Business, Resident of Plot No. 146, Road No. 10-C, M.P. M.L.A. Colony, Jubilee Hills, Hyderabad, Telangana State [promoter of the project / duly authorized by the promoter of the project, vide its/his/their authorization dated 18/06/2024];

We **SRI. Y. SHARATH CHANDRA**, S/o: **RAVI PRASAD**, aged about 33 years, occupation: Business, Resident of Plot No. 146, Road No. 10-C, M.P. M.L.A. Colony, Jubilee Hills, Hyderabad, Telangana State and others [promoter of the project / duly authorized by the promoter of the project] do hereby solemnly declare, undertake and state as under:

1. That I / promoter have a legal title to the land on which the development of the project is proposed or DEVELOPERS[have/has] 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 or That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
3. That the time period is 5 years from the date of sanctions from HMDA vide Lay-out permit No.012596/LO/HMDA/2814/SMD/2023, dated 10-06-2024. Further within which the project **VAISHNAOI SOUTHWOODS** completed by **M/S SHAMBHAVI CONSTRUCTIONS AND OTHERS** (presently known as **M/S VAISHANAOI DEVELOPERS**).



4. That seventy per cent of the amounts realized by [me / the 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 by [me / the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [me / the promoter] 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 / the 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/ the 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 the rules and regulations made there under.
10. That [I/ the promoter] shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be.



G. Shanthi
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 day of 21-06-2024.



ATTESTED
P. V. Raghava Reddy
P. V. Raghava Reddy, B.A., LL.B.
Advocate & Central Notary
R. P. Colony, Opp. Ambedkar Statue, Jagadgiri Gutta,
HYDERABAD-500 037. T. G.
Commission Expires On: 16/1/2029

