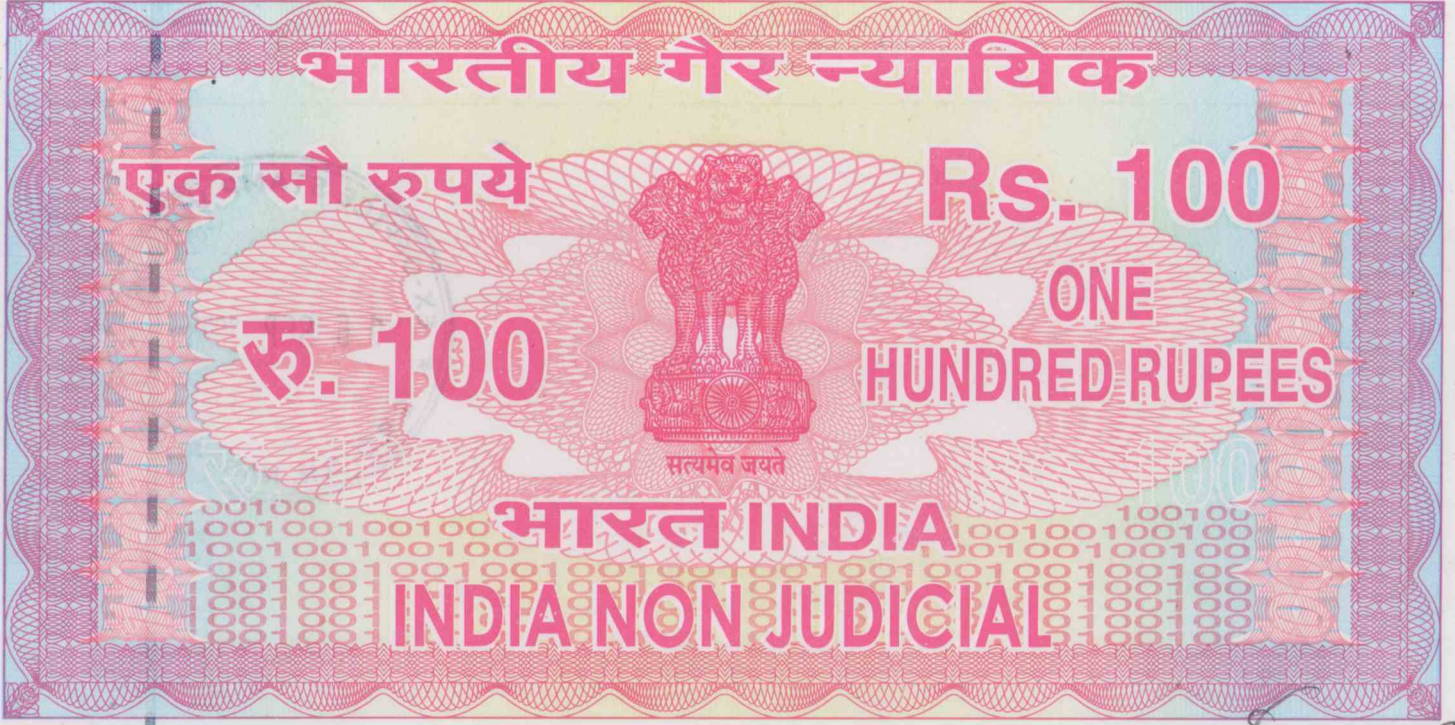




తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 231116180158132603
Date: 16 NOV 2023, 06:06 PM
Purchased By:
G. NARENDER REDDY
S/o G. NARAYANA REDDY
R/o HYDERABAD
For Whom
NEWMARK URBANSAPCES, HYD


BB 189052
P. SRINIVAS
LICENSED STAMP VENDOR
Lic. No. 16-11-074/1993
Ren.No. 16-11-014/2023
7-1-400/10, AMEERPET,
BALKAMPET ROAD,
HYDERABAD-500 016
Ph 9848495041

FORM-B

[See sub-rule (4) of rule 3]

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. GOPU NARENDER REDDY S/o. Sri. GOPU NARAYANA REDDY duly authorized by the Promoter Sri. GOPU NARENDER REDDY & OTHERS of the proposed Project "VAMSIRAM NEWMARK" vide their authorization dated _____.

I, Mr. GOPU NARENDER REDDY duly authorized by the promoter of the project "VAMSIRAM NEWMARK" do hereby solemnly declare, undertake and state as under:



For M/s. Newmark Urbanspaces


Partner

- I. That, Mr. Gopu Narender Reddy and Mr. Challa Jayasimha Reddy has a legal title to the land on which the development of the project proposed to an extent of Ac. 1.23 Gts., vide Document no. 163/2011, 164/2011, 2656/2013 14641/2019 & 4784/2020.

And

1. Sri. Pogaku Alias Bantu Venu Kumar
2. Sri. Pogaku Alias Bantu Vinod Kumar
3. Smt. Jamadaguntla Swetha
4. Kum. Pogaku Nikitha
5. Kum. Pogaku Naveetha
6. Master. Pogaku Sai Preetham
7. Sri. Praveen Kumar Reddy
8. Sri. K. Nitish Reddy
9. Sri. K. Harish Reddy
10. Smt. Archana Kukatpally

All the above parties have a legal title to the land to an extent Ac. 1-25 Guntas., on which the development of the proposed project is to be carried out and legally valid authentication of title of such land along with an authenticated copy of the Development Agreement Cum General Power of Attorney between such owner and promoter for development of the real estate project is enclosed herewith vide Doc.No.s 436/2020, 3152/2022, 9595/2022, 9596/2022, 11136/2022.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **23rd NOVEMBER 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.



For M/s. Newmark Urbanspaces


Partner

7. That We, 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 we, shall take all the pending approvals on time, from the competent authorities.
9. That we, have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we, 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.

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 2023. For M/s. Newmark Urbanspaces


Partner

Deponent



A. Bharathi Devi
ATTESTED
A. BHARATHI DEVI B.A., B.L.M.B.A.
ADVOCATE/NOTARY PUBLIC
Appointed By Govt. Of T.S. India
Akruthi Enclave, Shop No: 29, Road No: 5,
Opp: Bank of Maharashtra, KPHB, Hyd - 72.
G.O.M.S. NO: 2747/149, Cell: 9704496575
My Commission Expires on 26/02/2026