

Sh. S. Srikant

SH. S. SRIKANTH
S.V.L No 15 - 10 - 018 / 2000
R.L.No. 15 - 10 - 012 / 2012
P.No. 49, SY.No. 10
Beside Swathi School Madhapur
Serilingampally, RR District.
RENO: 99/2019.
LIC. NO : 07 / 2013



Rs. ≈ 0000100

STAMP DUTY TELANGANA
NON JUDICIAL

13.6.2019

357462

INDIA

TELANGANA

001395720111

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 Universal Realtors Private Limited (CIN No. U70102TG2005PTC045173) represented by its Director and Authorized Signatory Mr. Vinod Sahney S/o Late J.C Sahney duly authorized by the promoter of BOTANIKA (TOWER A and TOWER B), vide its/his/their authorization dated 13/06/19.

I, Vinod Sahney S/o Late J.C Sahney duly authorized by the promoter of the BOTANIKA (TOWER A and TOWER B) do hereby solemnly declare, undertake and state as under:

1. That the company have a legal title to the land on which the development of the project is proposed. 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 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 within which the project shall be completed by M/s Universal Realtors Private Limited is 31/12/2022.

4. That seventy percent of the amounts realized by the company 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the company in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Universal Realtors Pvt. Ltd.


Director
Deponent



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Hyderabad on this 13th day of June 2019.

For Universal Realtors Pvt. Ltd.


Director
Deponent