

SHANKAR SINGH
S.V.L. NO. 4/1992 R.L. NO.
RING ROAD, MOGHAL NAGAR
NEAR LANGER HOUSE
HYDERABAD

LICENSE NO. 41/2006

Affidavit cum Declaration

(See Rule 3(4))

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Affidavit cum Declaration of Mr. Samarth Agarwal duly authorized by the promoter of the Dukes Galaxy, vide its/his/their authorization dated 31.03.2018;

I, Samarth Agarwal duly authorized by the promoter of the Dukes Galaxy do hereby solemnly declare, undertake and state as under:

1. That Dukes and Shantha Homes Pvt Ltd has 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 31st March 2019.

4. That seventy per cent of the amounts realised by Dukes and Shantha Homes Pvt Ltd 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Dukes and Shantha Homes Pvt Ltd in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by Dukes and Shantha Homes Pvt Ltd after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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 Dukes and Shantha Homes Pvt Ltd 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That Dukes and Shantha Homes Pvt Ltd shall take all the pending approvals on time, from the competent authorities.



For Dukes And Shantha Homes Pvt. Ltd.

Authorized Signatory

9. That Dukes and Shantha Homes Pvt Ltd have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.

10. That Dukes and Shantha Homes Pvt Ltd shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.



For Dukes And Shantha Homes Pvt. Ltd.

Deponent

Verification

Authorised Signatory

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 12 day of November.

Deponent



For Dukes And Shantha Homes Pvt. Ltd.

Authorised Signatory