



తెలంగాణ తెలంగాణ TELANGANA

Date: 04 APR 2025, 05:11 PM

Purchased By:

PRATIK JALAN

S/o SHASHIKANTH JALAN

R/o HYDERABAD

For Whom

M/S AMBROSIA INDIA VENTURES LLP

K. Titular
RM 608555

LICENSED STAMP VENDOR

Lic. No. 15-26-008/2019

Ren.No. 15-26-079/2025

1-10-1/255/99, SAI NAGAR

COLONY, KUSHAIGUDA,

KAPRA, ECIL, MEDCHAL

MALKAJGIRI DISTRICT

Ph 9912581121

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. AMBROSIA INDIA VENTURES LLP Rep. by
Designated Partner and Authorized Signatory Sri. PRATIK JALAN S/o. SHASHIKANT
JALAN, Promoter of the project "AMAYA BLOCK-B" Open land in Sy. No.s 132/PART,
135/PART, 137/PART and 138/PART, Situated at Gundlapochampally Village and
Municipality, Medchal Mandal, Medchal-Malkajgiri District, Telangana-500100., total NET
land admeasuring 4778.82 Sq.Yards or its equivalent to 3995.67 Sq.Metres.



ATTESTED

N. NARASIMHA RAO
M.A., B.L.,

Advocate & Notary
Plot No.2170, Saibaba Nagar,
'B' Colony, Kapra, ECIL,
HYDERABAD-500 062.

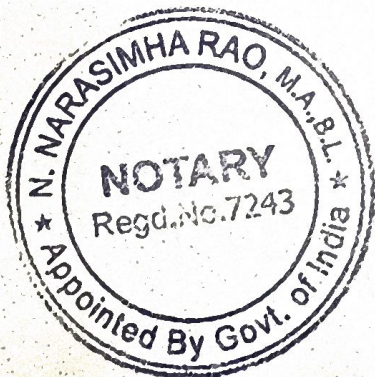
For Ambrosia India Ventures LLP

P.J.-1
Designated Partner

M/s. AMBROSIA INDIA VENTURES LLP Rep. by Designated Partner and Authorized Signatory Sri. PRATIK JALAN S/o. SHASHIKANT JALAN, Promoter of the project, do hereby solemnly declare, undertake and state as under:

That Sri. Jaithwala Shanker S/o. Late. Jaithwala Ramakrishnaiah, Smt. Mudraganam Balamani W/o. Mudraganam Ravinder Yadav, Smt. Unnigorla Susheela W/o. Unnigorla Gopal Yadav, Smt. Saipeta Sattamma W/o. Late. Saipeta Beerappa, Sri. Gadeela Narayana Reddy S/o. Late. G. Manikya Reddy, Sri. Saddi Madhava Reddy S/o. S. Veera Reddy, Sri. Nakkala Mahadev Yadav S/o. N. Durgeshwar Rao, M/s. Oorjita Homes Rep. by Managing Partner Sri. Nakkala Mahadev Yadav S/o. N. Durgeshwar Rao AND M/s. AMBROSIA INDIA VENTURES LLP Rep. by Designated Partner and Authorized Signatory Sri. PRATIK JALAN S/o. SHASHIKANT JALAN have a legal title to the total NET land admeasuring 4778.82 Sq.Yards or its equivalent to 3995.67 Sq.Metres on which the Construction 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.
3. That the time period within which the project shall be completed on or before 27/07/2027.
4. That seventy per cent of the amounts realised by us 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 us in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by us 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 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.



ATTESTED

N. NARASIMHA RAO
M.A., B.L.,
Advocate & Notary
Plot No. 2170, Saibaba Nagar,
'B' Colony, Kapra, ECIL,
HYDERABAD-500 052.

For Ambrosia India Ventures LLP

P. J. S.
Designated Partner

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

For Ambrosia India Ventures LLP

P. J. S.

**Designated Partner
Deponent**

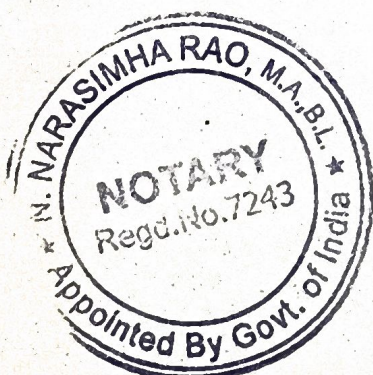
Verification

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 04/04/2025.

For Ambrosia India Ventures LLP

P. J. S.

**Designated Partner
Deponent**



ATTESTED

N. Narasimha Rao
N. NARASIMHA RAO
M.A., B.L.,
Advocate & Notary
Plot No. 217G, Saibaba Nagar,
'B' Colony, Kapra, ECIL,
HYDERABAD-500 062.