

Phone No: **Saddy**
Sold To/Issued To: **Mohd Hussain Ali Kas**
For Whom/ID Proof: **Jalsa Homes**

भारत INDIA
INDIA NON JUDICIAL
P. LAXMIKANTH REDDY
12-10-1973
SAI SUNDAR TOWERS, LIC COLONY,
WEST MARREDPALLY
SECUNDERABAD
500026
TELANGANA
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स्वतन्त्रमेव न्यायते
भारतीय नैर न्यायिक

₹ 0000100/-
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Agreement
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3815940 36/2022

JAN-22-2025 10:40:04

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. MOHAMMED HUSSAIN ALI KASIMI S/o Mr. MOHAMMED YAKUB ALI, duly authorized by the Promoter of M/s. JALSA HOMES of the Project "GARIKIPATI TOWERS" vide authorization Letter dated _____

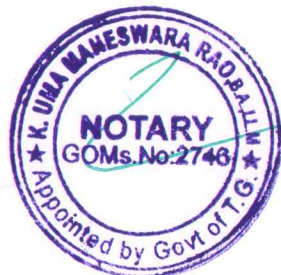
I Mr. MOHAMMED HUSSAIN ALI KASIMI, duly authorized by the Promoter of the Project "GARIKIPATI TOWERS" do hereby solemnly declare, undertake and state as under:

1. Land Owners:

- Smt. Masarath Sultana (Land Owner)
- Mr. Hassan Bin Jaffar Bayemeen (Consenting Party)
- Mr. Mohammed Azhar Uddin (Consenting Party)

Has a legal title to the land 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith vide. Development Agreement Cum General Power of Attorney No. 5659/2023.

- That the said land is free from all encumbrances.
- That the time period within which the project shall be completed by me/promoter is 12th May 2028.
- 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.
- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



For M/s. JALSA HOMES

Partners

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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 weshall take all the pending approvals on time, from the competent authorities.
9. That wehave/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 therefrom.

Verified by me at Hyderabad on this

day of January 2025.

For M/s. JALSA HOMES

Partners
Deponent



ATTESTED

K. UMA MAHESWARA RAO
B.A., LL.M
ADVOCATE & NOTARY
Appointed By Govt. of T.S.
H.No:1-5-80/2, Ganga Putra Colony,
Old Alwal, SECUNDERABAD
My Commission Expires on 27/12/2025