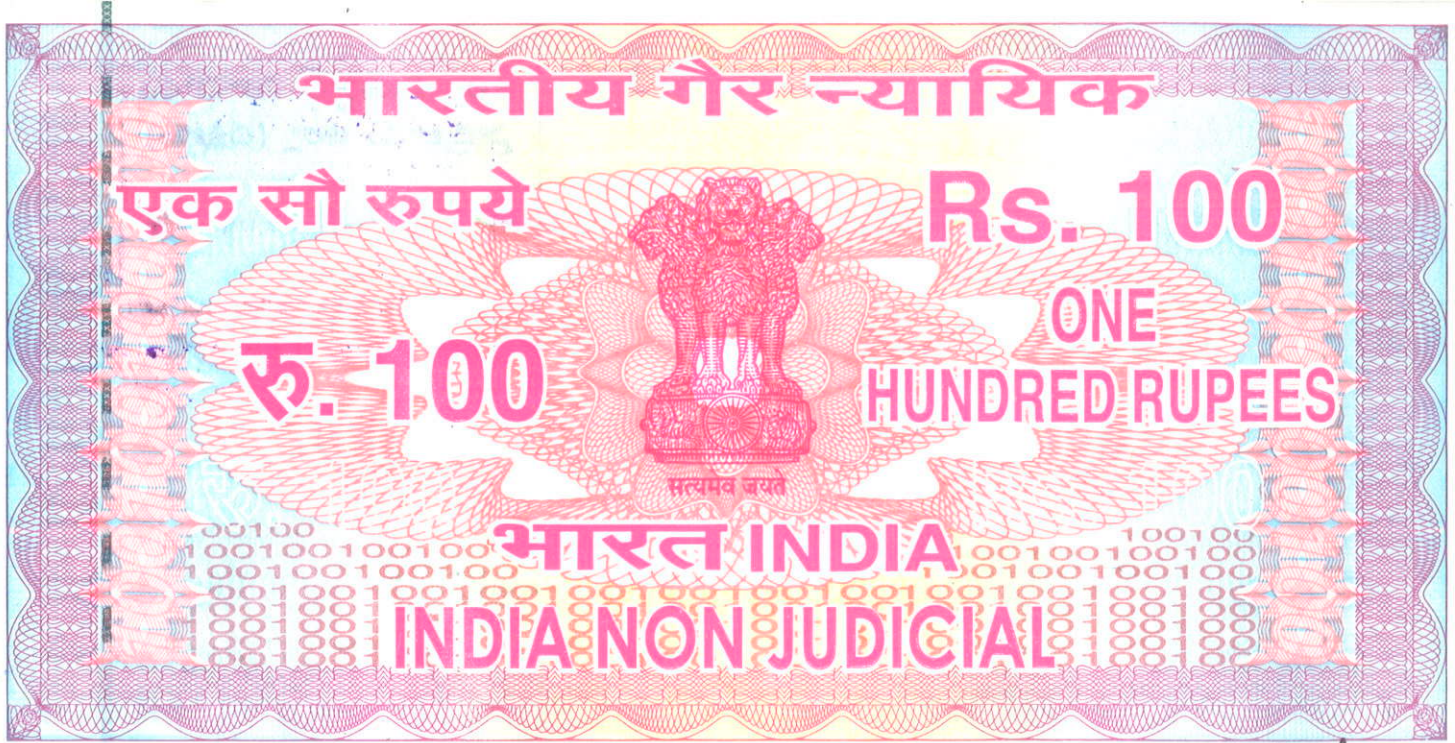




తెలంగాణ తెలంగాణ TELANGANA

S.No. 16883 Date 04-09-2018

Sold to..... Anil

S/o D/w/o..... Gundachari Ravi

For Whom..... M/S Paradigm Logistics & Distribution Pvt Ltd, Hyderabad

BATHINI NIRANJAN REDDY  
STAMP VENDOR

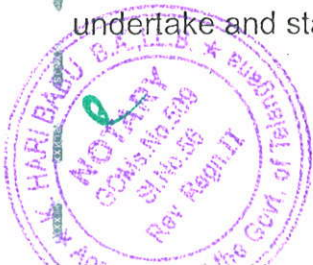
L.No. 18-84-23/2014 Renewed 02-01-2017  
8-8-228/610A, Rahamathnagar, Hyderabad

FORM 'B'

[See rule 3(4)]

**Affidavit cum Declaration**

Affidavit cum Declaration of **Paradigm Logistics & Distribution Private Limited** ("Promoter") of the On-going Project known as "Raheja Vistas – Tower-D, Tower-E and Tower- F ("Project") being constructed on a portion / earmarked area of the Non-IT Area (i.e. "Raheja Vistas") (such earmarked portion of the Non-IT Area being referred to as the "Project Land") within the layout / plot bearing Plot No. 27(A), Road No. 12 in Survey Number 124(Pt) situated at Nacharam Village, Uppal Mandal, Medchal- Malkajgiri District, erstwhile known as Rangareddy District, Hyderabad, Telangana through Mr. R. Arul Prakasam, duly authorized by the Promoter, vide their authorization (Board Resolution) dated 04.09.2018 do hereby solemnly declare, undertake and state as under;



For Paradigm Logistics & Distribution Pvt. Ltd.

*R. Arul Prakasam*

Authorised Signatory/Director

1. That the Promoter has a legal title to the Project Land on which the development of the On-going Project is presently being carried out. A copy of Title Report dated 4<sup>th</sup> April, 2018 issued by Advocate Sri Ram & Co read with Supplementary Title Report dated 7<sup>th</sup> September 2018 issued by Advocate Chakravarthy Gudla, are enclosed and uploaded herewith.
2. That the Project Land is free from all encumbrances. However, as required with the terms of the G O Ms. No.168, M. A. dated 7<sup>th</sup> April, 2012, the Promoter has, vide/Mortgage Deed dated 24<sup>th</sup> October, 2017 bearing document No. 13869 of 2017 of SRO Uppal, mortgaged 10% of the total built-up area to be constructed {(i.e. First Floor and Part of Second Floor, having built up area of 1309.650 square meters or 14097.07 square feet of Tower -D),(First Floor and Part of Second Floor having built up area of 1319.640 square meters or 14204.60 square feet of Tower-E) and (First Floor and Part of Second Floor having built up area of 1319.66 square meters or 14204.52 square feet of Tower-F in the Project)}.
3. That the time period within which the Project shall be completed by the Promoter is 31<sup>st</sup> March, 2020 of Tower -D, 31<sup>st</sup> March .2022 of Tower-E and 30<sup>th</sup> September 2023 of Tower-F.
4. That seventy per cent of the amounts realised by the Promoter for the real estate Project from the allottees, from time to time, shall be deposited in accordance with Rule 4(5) in a separate account to be maintained by the Promoter 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 Promoter 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 the 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 utilised for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.

For Paradigm Logistics & Distribution Pvt. Ltd.



Authorised Signatory/Director



8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment in the Project.

For Paradigm Logistics & Distribution Pvt. Ltd.

*R. Anup*

Authorised Signatory/Director  
**Deponent**

### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at \_\_\_\_\_ on this 16<sup>th</sup> day of October 2018

For Paradigm Logistics & Distribution Pvt. Ltd.

*R. Anup*

Authorised Signatory/Director

**Deponent**

For Paradigm Logistics & Distribution Private Limited  
For Paradigm Logistics & Distribution Pvt. Ltd.

*R. Anup*

Authorised Signatory/Director  
**Authorised Signatory**



**ATTESTED**

*K. Hari Babu*

**K. HARI BABU B.A.; LL.B.**

**ADVOCATE & NOTARY**

Appointed by Govt. of Telangana

GOMs No: 509, Sl. No: 56, Rev. Regn-II

My Commission Expires on 08-08-2022.

Katpally, Medchal-Malkajgiri Dist. Telangana.

Mobile No: 9948108151