

Phone No: *Laddy*
Sold To/Issued To:
Anand Paul K
For Whom/ID Proof:
Self



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Affidavit

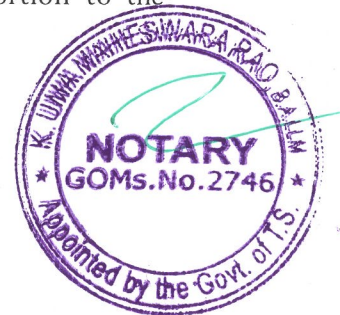
FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

ANAND PAUL KOMMATOTI S/o Late SRI PRAKASA RAO residing at H. No. H No. 14-127, Sri Kodandaramnagar, P & T Colony, Dilsukhnagar, Hyderabad-500 060, Telangana State. do hereby state, declare and confirm as under.

1. ANAND PAUL KOMMATOTI S/o Late SRI PRAKASA RAO has a legal title to the land on which the development of the proposed Layout with Open Plots (JAYA RAJU DIAMOND ENCLAVE) 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 owners 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 by ANAND PAUL KOMMATOTI S/o Late SRI PRAKASA RAO is 24/07/2026.
- 4, That seventy per cent of the amounts realized by ANAND PAUL KOMMATOTI S/o Late SRI PRAKASA RAO for the real estate project from the allot tees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of Layout with Open Plots 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by ANAND PAUL KOMMATOTI S/o Late SRI PRAKASA RAO in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by ANAND PAUL KOMMATOTI S/o Late SRI PRAKASA RAO after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal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 ANAND PAUL KOMMATOTI S/o Late SRI PRAKASA RAO 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 ANAND PAUL KOMMATOTI S/o Late SRI PRAKASA RAO shall take all the pending approvals on time, from the competent authorities.

9. That ANAND PAUL KOMMATOTI S/o Late SRI PRAKASA RAO has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.

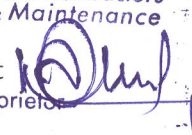
10. That ANAND PAUL KOMMATOTI S/o Late SRI PRAKASA RAO shall not discriminate against any allottee at the time of allotment of any built up area, as the case may be.

KIAN Civil Contractors
& Maintenance
Deponent

Proprietor

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 20th day of MAY 2024.

KIAN Civil Contractors
& Maintenance
Deponent

Proprietor

ATTESTED

K. UMA MAHESWARA RAO
B.A.,LLM
ADVOCATE & NOTARY
Appointed by Govt. of T.S.
H.No.1-5-80/2, Ganga Putra Colony,
Old Alwal, SECUNDERABAD.
My Commission Expires on 25/12/2026

