



తెలంగాణ తెలంగాణA TELANGANA

BT 015567

A Jyothi

Tran Id: 251010180919858245  
Date: 10 OCT 2025, 06:09 PM

Purchased By:  
GURKA VENKATA REDDY  
S/o G. BASI REDDY  
R/o HYDERABAD  
For Whom  
\*\* SELF \*\*

A JYOTHI  
LICENSED STAMP VENDOR  
Lic. No. 16-01-014/2013  
Ren. No. 16-01-019/2025  
16-11-16/L/8, Prashanth Nagar,  
Malakpet, Hyderabad  
Ph 9948581316

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 [Mr./Ms.] SATHYA INFRATECH [promoter of the project /duly authorized by the promoter of the project, vide its/his/the reauthorization dated 10/10/2025];

I, GURKA VENKATA REDDY [promoter of the project/duly authorized by the promoter of the project] do hereby solemnly declare, undertake and state as under:

1. That [I/promoter] [have/has] a legal title to the land on which the development the project is proposed or DEVELOPERS [have/has] 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 the said land is free from all encumbrances or

That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land.



*S.R. Ravinder Rao*  
ATTTESTED  
S.R. RAVINDER RAO  
B.A., LL.B.  
ADVOCATE & NOTARY

Appointed by Govt. of A.P. Renewed by T.S. Govt. India  
-71 Chaitanyaapuram, R.R. Dist. Hyd-60 M:9849186342

For SATHYA INFRATECH

*S.R. Rao*  
Managing Partner

3. That the time period within which the project 'SATHYA ABODE' Completed by SATHYA INFRATECH is 22/09/2028.
4. That seventy percent of the amounts realized by [me/the promoter] for the real estate project from the allotters, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That [I/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I / the promoter] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations shade there under.
10. That [I / the promoter] shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case maybe.

Verification

Deponent  
For SATHYA INFRATECH

*S.R.Rao*

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there Managing Partner  
Verified by me at HYDERABAD on this Friday of 10-10-2025.



*S.R. Ravinder Rao*  
ATTESTED  
S.R. RAVINDER RAO

ADVOCATE & NOTARY  
Appointed by Govt. of A.P. Renewed by T.S. Govt.  
#1-71, Chaitanya Puri, R.R. Dist. Hyderabad M. No. 78634

Deponent

For SATHYA INFRATECH

*S.R.Rao*  
Managing Partner