

Phone No:
Sold To/Issued To:
RAMESH REDDIVARI
For Whom/ID Proof:
RAMKY VIHA P PVT LTD

SRI. V. SRIKANTH
SVL NO. 15-10-018/2000
PNO. 49, SV. NO. 10
RESIDE SWATHI SCHOOL
MADHAPUR
H R DISTRICT-500001
TELANGANA
తెలంగాణ

भारत INDIA
INDIA NON JUDICIAL
सत्यमेव जयते
भारतीय गैर न्यायिक



SEP-22-2025 12:30:29

₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO

Affidavit
3815344 1758544229548-00098228
3815344 07/2013

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. Ramky Viha Properties Private Limited by its Whole Time Director Mr. Ramesh Reddivari [promoter of our proposed Residential Project] situated at Korremula Village, Ghatkesar Mandal, Medchal Malkajgiri District, Telangana admeasuring Total extent of land comprising of 64765. 25 Sq. Yards forming part of contiguous land parcel admeasuring to an extent of (i) 61,377.25 sq. yards equivalent to Acres. 12-2725 OR 507.25 guntas which comprising of Acres 00-20 Guntas in Survey No. 7/A, Acres 00-04 ¼ Guntas in Survey No. 8/AA, Acres 00-12 ½ Guntas in Survey No. 11/AA, Acres 00-13 ½ Guntas in Survey No. 12/AA and Acres 00-04 ½ Guntas in Survey No.13/A, Acres 00-20 Guntas in Survey No. 7/AA, Acres 00-12 ½ Guntas in Survey No. 11/E, Acres 00-13 ½ Guntas in Survey No. 12/E and Acres 00-04 ½ Guntas in Survey No. 13/AA, Acres 00-24 ¼ Guntas in Survey No. 8/A, Acres 00-12 ½ Guntas in Survey No. 11/EE, Acres 00-13 ½ Guntas in Survey No. 12/U and Acres 00-04 ½ Guntas in Survey No. 13/EE, Acres 00-20 Guntas in Survey No.7/E, Acres 00-04.25 Guntas in Survey No.8/E, Acres 00-12.50 Guntas in Survey No.11/U, Acres 00-13.50 Guntas in Survey No.12/EE, and Acres 00-04.50 Guntas in Survey No.13/E, Acres 00-00 ½ Gunta in Survey No. 11/A/2, Acres 00-06 Guntas in Survey No. 12/A/2, Acres 00-01 Gunta in Survey No. 13/U/AA, Acres 00-18 Guntas in Survey No. 14/A, Acres 00-30 ½ Guntas in Survey No. 15/A/AA/1, Acres 00-28 ½ Guntas in Survey No. 15/A/A/2 and Acres 00-01 ½ Guntas in Survey No. 15/A/AA/2, Acres 00-17 Guntas in Survey No. 891 and Acres 01-06 Guntas in Survey No. 892, Acres 00-01 Gunta in Survey No. 893/EE/5 and Acres 00-11 Guntas in Survey No. 897/AA/5, Acres 00-09 ½ Guntas in Survey No. 897/AA/6/1/1/1, Acres 00-20 Guntas in Survey No. 897/A and Acres 00-20 Guntas in Survey No. 897/E, Acres 00-07 Guntas in Survey No. 36/A/AA, Acres 00-24 Guntas in Survey No. 37/A/AA and Acres 00-10 Guntas in Survey No. 38/E/AA, Acres 00-07 Guntas in Survey No. 36/A/A, Acres 00-24 Guntas in Survey No. 37/A/A and Acres 00-10 Guntas in Survey No. 38/E/A and (ii) and land admeasuring 3388 Square Yards equivalent to Acres 0-28 Or 28

For Ramky Viha Properties Pvt. Ltd.

Authorised Signatory



Guntas which is comprising of Acres 00-00 ½ gunta in Survey No.11/A/1, Acres 00-06 guntas in survey no.12/A/1, Acres 00-01 guntas in survey No.13/U/A, Acres 00-18 guntas in survey no.14/AA, acres 00-02 ½ guntas in survey no.15/A/A/1 duly authorized by the promoter of the Project, vide its/his/their authorisation letter dated **03.09.2025**.

I, Mr. Ramesh Reddivari duly authorised by the promoter of the project, do hereby solemnly declare, undertake and state as under:

1. That M/s. Ramky Viha Properties Private Limited Represented by Mr. Sharan.A [have / has] a legal title to the land on which the development of the project is proposed or M/s. M/s. Ramky Viha Properties Private Limited Represented by Mr. Ramesh Reddivari 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.
3. That the time period within which the project shall be completed by [me / the promoter] is **18.09.2030**.
4. That seventy per cent. of the amounts realised by M/s. Ramky Viha Properties Private Limited 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 M/s. Ramky Viha Properties Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by M/s. Ramky Viha Properties Private Limited 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 [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 utilised 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.

For Ramky Viha Properties Pvt. Ltd.

Authorised Signatory



10. That [I / the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Authorised Signatory
Deponent

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 _____ on this ____ day of 2025.

Authorized Signatory
Deponent



ATTESTED

SAILAJA OGIRALA
ADVOCATE & NOTARY
B.H.E.L., MIG-1110, R.C. PURAM
Hyderabad-502032, TG., Cell: 9948292606
Commission Exp. On: 24/6/2027