भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Kalpana

AN 049794

తెలంగాణ तेलंगाना TELANGANA

S.No....2012... **DATE:** 22-03-2022

SOLD TO: Enugu Maheshwar

S/o. Venkat Reddy **R/o.** Hyderabad

FOR WHOM: M/s. NAGPUR INTEGRATED TOWNSHIP PVT LTD

IKKUR PANA
LICEN DOR
LIC No: 15-10-01 No: 15-10-080/2021
Plot No: 1188, Sri Swamy Co-Op Housing Society,
Madhapur, Serilingampally Mandal, Ranga Reddy Dist.
Ph: 9490666722.

FORM- 'B'

[See rule 3 (6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE DEVELOPER OR ANY PERSON AUTHORIZED BY THE DEVELOPER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr.Chang Cheen Ying** duly authorized by the developer of the proposed project, vide their authorization dated **07th August 2020.**

I **Mr.Chang Cheen Ying**, duly authorized by the developer of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the developer have legal title Report to the land on which the development of the project is proposed.

   AND

   a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the Developer for Development of the real Estate Project is enclosed herewith;

2. That the Project land is free from all encumbrances.

NOTARY PUBLIC HYDERABAD * Appointed By Govt. of T.S. India * G.O.M.S. NO: 2747/149

Nagpur Integrated Township Private Limited

3. That the time period within which the Project shall be completed by the Developer will be **31st December 2024** from the date of registration of the Project.

4. (a) For new Projects:
That seventy per cent of the amounts realised by me/Developer 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That the Developer shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the said project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the Developer shall take all the pending approvals on time, from the competent authorities

8. That the Developer shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That the Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Nagpur Integrated Townships Private Limited

Deponent

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 23rd on this March day of 2022

Nagpur Integrated Townships Private Limited

Deponent

NOTARY PUBLIC HYDERABAD G.O.M.S. NO: 2747/149 Appointed By Govt of T.S. India NOTARIAL

ATTESTED
A. BHARATHI DEVI B.A.BL., M.B.A
ADVOCATE & NOTARY PUBLIC
(Appointed by Govt of T.S. India)
Off: Flat No.401, Swaraj Residence, Miyapur.
R.R.Dist-50,G.O.M.S.No.2747/149,Ph:9704496