

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 03/09/2024

Certificate No. E0C2024I1420
GRN No. 120964261



Stamp Duty Paid : ₹ 101
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Svc and lahari
H.No/Floor : 509fiii Sector/Ward : Na LandMark : Jubilee hills
City/Village : Shaikpet District : Hyderabad State : Telangana
Phone: 98*****10

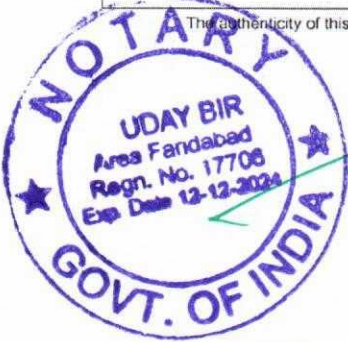


Buyer / Second Party Detail

Name : Hrera
H.No/Floor : Na Sector/Ward : Na LandMark : Na
City/Village: Na District : Panchkula State : Haryana
Phone : 98*****10

Purpose : AFFIDAVIT CUM DECLARATION

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>



FORM 'REP-II'
[See rule 3(3)]

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ch. Srinivasa Rao S/o Shri Ch. Venkateshwer Rao, R/o Flat No. 102, Plot No. 57A, MLA Colony, Road No. 12, Banjara Hills, Hyderabad-500034 duly authorized by the promoter of the proposed project "URBAN PREMIA", situated in the revenue estate at falling in the Revenue Estate of Village Sarai Khawaja, Sector-43, Faridabad, Haryana;

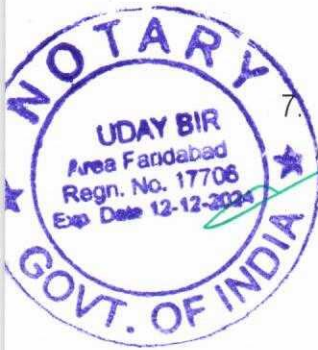
I, Ch. Srinivasa Rao, Director/Authorized Signatory of M/S SVC & LAHARI, a partnership firm incorporated under the provisions of the Partnership Act, having its registered office at Plot No. 509-F-III, Road No. 86, Jubilee Hills, Hyderabad-500033 (hereinafter referred as the Firm/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

SVC & LAHARI

Authorised Signatory

- 4 SEP 2024

1. That the firm/ promoter has a legal title 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 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 promoter is 05.08.2029.
4. That seventy per cent of the amounts realised by promoter 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 the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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.
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, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.



SVC & LAHARI

Authorised Signatory

= 4 SEP 2024

Deponent is identified by me
I know him personally who has
signature impression before me

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 Faridabad on this 3rd day of September, 2024.



U
Abetted NOTARY
Area Faridabad
(Govt. of India)

4 SEP 2024

SVC & LAHARI
[Signature]
Authorised Signatory

Deponent

SVC & LAHARI
[Signature]
Authorised Signatory
Deponent

4 SEP 2024