



తెలంగాణ తెలంగాణ TELANGANA

Rs 100/-

AV 238514

21.036
Tran Id: 230817151955602681
Date: 17 AUG 2023, 03:22 PM
Purchased By:
SUDHEER KIRTHI
S/o KIRTHI RAM MURTHY
R/o HYDERABAD
For Whom
M/S GOLDENKEY VENTURES PRIVATE LIMITED

RAVI NARAYANA RAO
LICENSED STAMP VENDOR
Lic. No. 6/1994
Ren.No. 32/2021
23-36/1 ASHOK NAGAR
RAMACHANDRAPURAM
SANGAREDDY DISTRICT T.S.
Ph 9666006228

FORM 'B'
[See rule 3(4)]

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. Kirthi Sudheer Director in Goldenkey Ventures Private Limited, the promoter of project "Goldenkey Meraki"

I, Mr. Kirthi Sudheer Director in Goldenkey Ventures Private Limited, the promoter of project "Goldenkey Meraki" do hereby solemnly declare, undertake and state as under:



Kirthi Sudheer

1. That [I / promoter] [have / has] a legal title to the land on which the development of the project is proposed

OR

[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

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

3. That the time period within which the project shall be completed by [me / the promoter] is **31/12/2025**.

4. That seventy per cent. of the amounts realized by [me / the 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.

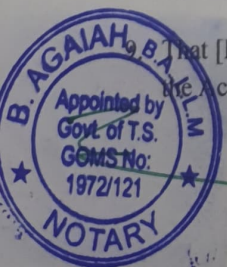
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

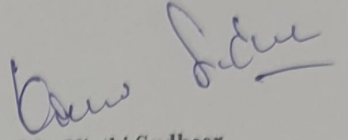
8. That [I / the promoter] shall take all the pending approvals on time, from the competent authorities.

That [I / the promoter] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.



Emmanuel

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.

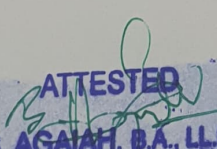

Mr. Kirthi Sudheer
Director

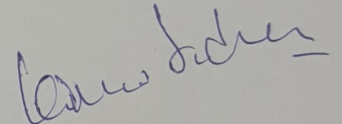
Verification

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 30th September, 2023.




ATTESTED
B. AGAIAH, B.A., LL.M.
ADVOCATE / NOTARY
Indra Reddy Allwyn Colony,
Miyapur, R.R. Dist, G.O.M.S. No. 1972/121
My Commission Expires on 15-11-2026
Ph - 0846127535


Mr. Kirthi Sudheer
Director