

P. Santhya K. S.  
S.V.L.NO. 1/2007  
H.NO. 8-3-677/1/2  
YELLAREDDYGUDA  
HYDERABAD - 500073  
LICENSE NO: 06/2007



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**FORM 'B'**  
**[Rule 3(4) of Rules]**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Prabhu Ram, Authorised Signatory duly authorized by Abacus Real Estate Pvt. Ltd. of the real estate project known as "KALPATARU AVANTE" admeasuring about 12069.06 square meters out of the larger land in the Premises bearing Municipal H.No.8-4-300/1/A in Sy.No.78, situated at Fatehnagar Village, Sanathnagar, Hyderabad, Telangana vide Resolution dated 28<sup>th</sup> December 2018 do hereby solemnly declare, undertake and state as under:

I, Mr. Prabhu Ram, Authorised Signatory, duly authorised by the Promoter of the project, do hereby solemnly declare, undertake and state as under:

1. The Promoter has a legal title report to the land on which the development of project is to be carried out
2. The details of the encumbrance including the dues and litigation, details of any rights, title, interest or name of any party in or over such land, has been provided in the Encumbrance Certificate/Title Certificate.
3. That the time period within which the project shall be completed from the date of registration of the project shall be 31<sup>st</sup> December 2026
4. That seventy percent of the amounts realised by Promoter for the real estate project from the Allottee/s, 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of the 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 practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practising Chartered Accountant, and it shall be verified during the audit that the amount collected for the project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of the 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 and information/disclosure as have been prescribed by the rules and regulations made thereunder.
10. That the Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be.

Deponent



Authorised Signatory of  
Abacus Real Estate Pvt. Ltd.

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 Hyderabad on this 15<sup>th</sup> January day of 2021



15 JAN 2021

**ATTESTED**

**S. BHASKAR B.A., LL.B.**  
**ADVOCATE & NOTARY**  
H. No. 6-3-392, Punjagutta,  
Behind Police Station  
Hyderabad - 82, Telangana India  
Ph: 9392535629 / 9246274099



Deponent

Authorised Signatory of  
Abacus Real Estate Pvt. Ltd.