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K. Manoj Kumar s/o. K. Shiva Kumar R/o. Hyd.

M/s. Aakriti Constructions & Developers Pvt Ltd R/o. Hyd.

Junior Assistant

Ex-Officio, Stamp Ver

R.O. Madakal Sangare

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 Mr.K.Manoj Kumar, Director of M/s Aakriti Constructions
& Developers Pvt. Ltd.;

I, Mr. K. Manoj Kumar Director of M/s Aakriti Constructions & Developers Pvt. Ltd.,
having its registered office at "Adityaram Square", bearing Municipal Number, 8-2-
293/82/A/646A, 4th Floor, situate at Road No. 36, Jubilee Hills, Hyderabad - 500 033, do
hereby solemnly declare, undertake and state as under:

1. That the promoter M/s Aakriti Constructions & Developers Pvt Ltd. has a legal title to
the land on which the development of the 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.



Manoj

ATTESTED

G. RAMCHANDER
B.Com., LL.M.,
ADVOCATE & NOTARY
Vengal Rao Nagar,
Hyderabad-500 019

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 20-05-2027
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 utilized 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.


Deponent

Verification

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 31st day of May 2021


Deponent



ATTESTED

G. RAMCHANDER
B.Com., LL.M.
ADVOCATE & NOTARY
10-5-779/36, Venkatnagar,
Gate, Secunderabad-17