



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 231028100901397095  
Date: 28 OCT 2023, 10:12 AM  
Purchased By:  
VANGA HARSHA VARDHAN  
S/o V. RAVINDER  
R/o HYDERABAD  
For Whom  
\*\* SELF \*\*

BA 074892

ADABALA VIJAYA RAJU  
LICENSED STAMP VENDOR  
Lic. No. 15-13-001/2011  
Ren.No. 15-13-025/2023  
11-8-245/1, PLOT NO. 21,  
KRANTHI NAGAR COLONY,  
SAROORNAGAR, R.R.DIST  
Ph 9949111214

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./Ms.] MAKUTA DEVELOPERS LLP [promoter of the  
project / duly authorized by the promoter of the project, vide its/his/their  
authorization dated 27/10/2023];

I, HARSHA VARDHAN VANGA [promoter of the project / duly authorized by the  
promoter of the project] do hereby solemnly declare, undertake and state as under:

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

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

ATTESTED

MD. SAMIUDDIN

6 SC. LL. B.

ADVOCATE & NOTARY

Appointed by the Govt. of Telangana  
Saroornagar, Hyderabad, India-500035



3. That the time period within which the project name MAKUTA NIRVANA shall be completed by MAKUTA DEVELOPERS LLP is 25/10/2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
9. That [I / the promoter] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I / the promoter] shall not discriminate against any allotted 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 there from. Verified by me at HYDERABAD on this Friday of 27/10/2023.



ATTESTED  
MD. SAMI UDDIN  
ADVOCATE & NOTARY  
Appointed by the Govt. of Telangana  
Saroornagar, Hyderabad, India-500035

Deponent

