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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

M/s. ARD CONSTRUCTIONS, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at # Plot No. 154/3, Road No. 71, Jubilee Hills, Hyderabad, Telangana 500033, (PAN ABGFA9380E), represented by its authorized partner, Sri D Mahipal Reddy, S/o D Narasimha Reddy do hereby state, declare and confirm as under:

- 1. We hereby state, declare and confirm that we have entered into a Development Agreement Cum General Power of Attorney Dated 28th February, 2022 bearing Document No. 1216 of 2022 at the office of the Sub-Registrar, Saroornagar with Sri Allam Sree Lakshmi W/o Chilamkurthi Naveen Kumar, aged about 47 Years, H.No. 1-11, Flat No. 509, Srivathsa Mansion, Begumpet, Sucunderabad, Hyderabad 16 (Hereinafter referred to as Landlord) is the absolute owner and peaceful processor of the Land admeasuring 418.05 Sq Mtrs, bearing Plot No. 57 in Survey No. 28, 29, 30 and 44, situated at Manssorabad Village, Saroor Nagar Mandal, Ranga Reddy District.
- 2. That the said land is free from all encumbrances.
- That the time period within which the project shall be completed by us before 4th July, 2025.



- 4. That seventy per cent of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by us in proportion to the percentage of completion of the project.
- 6. That the amounts from the separate account shall be withdrawn by us after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we 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 we shall take all the pending approvals on time, from the competent authorities.
- That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
- **10.** That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent P

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 Plot No. 154/3, Road No. 71, Jubilee Hills, Hyderabad, Telangana 500033 on this ____ day of **July**, 2022.

DeponentManaging Parison