



తెలంగాణ తెలంగాణ TELANGANA

AP 950345

SL.No: 437 Date: 27-07-2022

Sold to: K. SUDHEER BABU, S/o. K. VENKATESWARA RAO
R/o. Hyd

For Whom: M/s. ADITI AVENUES

D. VEERANJANEYULU
LICENCED STAMP VENDOR

L.No.16-11-059/1996

RL.No.16-11-012/2020

H.No.6-1-535/14, Khairatabad, Hyd-4

Cell No. 9849171459

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.] ADITI AVENUES [promoter of
the project / duly authorised by the promoter of the project, vide
its/his/their authorisation.

I, K. SUDHEERU BABU [promoter of the project / duly authorised by
the promoter of the project] do hereby solemnly declare, undertake and
state as under:

1. That K. SUDHEERU BABU [have / has] a legal title to the land on which
the development of the project is proposed or RESIDENTIAL [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.



For ADITI AVENUES

K. S. Babu
Managing Partner

2. That the said land is free from all encumbrances.

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

3. That the time within which the project shall be completed by
06-JANUARY-2025

4. That seventy per cent. of the amounts realised by K. SUDHEERU BABU 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by K. SUDHEERU BABU in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by K. SUDHEERU BABU after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 K. SUDHEERU BABU 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That K. SUDHEERU BABU shall take all the pending approvals on time, from the competent authorities.

9. That K. SUDHEERU BABU [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That K. SUDHEERU BABU shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For ADITI AVENUES

K. S. Babu
Managing Partner

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 27th day of July 2022.



B. Agaiiah
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 : 98491 27535

For ADITI AVENUES

K. S. Babu
Managing Partner

Deponent