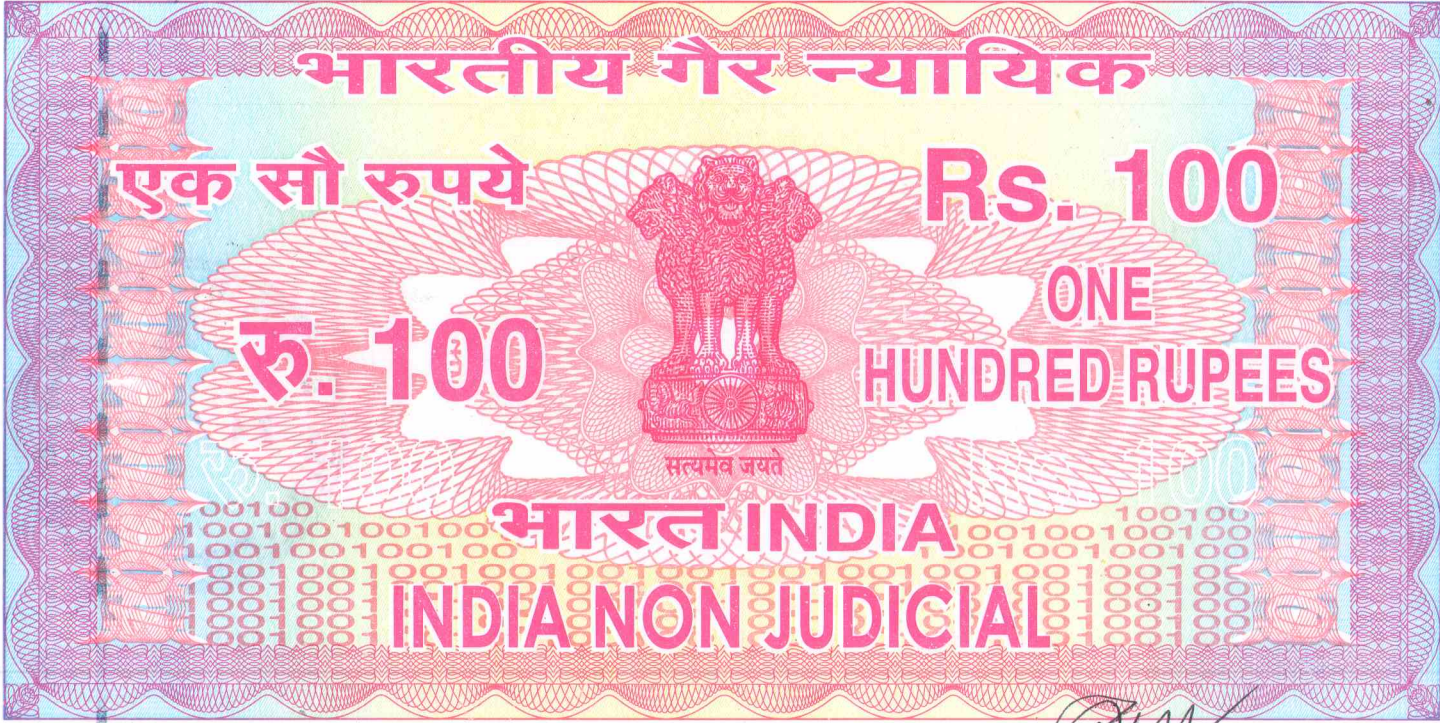




తెలంగాణ తెలంగాణ TELANGANA

BC 688479

Tran Id: 240517163401331308
Date: 17 MAY 2024, 04:35 PM
Purchased By:
R VINOD KUMAR
S/o R RAJIAH
R/o HYD
For Whom
SERENE ESTATES PRIVATE LIMITED

K.N.LAL BABU
LICENSED STAMP VENDOR
Lic. No. 16-07-086/2012
Ren.No. 16-07-08/2024
3-5-948/91/A, HIMAYATH
NAGAR, HYDERABAD
Ph 9492424379

FORM-B
[See sub-rule (4) of rule 3]

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 **Sri. GADUPUDI NARAYANA RAO**, duly authorized by the Promoters **M/s. SERENE ESTATES PRIVATE LIMITED** of the Project "**NSL NAKSHATRA**" vide authorization Letter dated _____

I **Sri. GADUPUDI NARAYANA RAO**, duly authorized by the Promoter of the Project "**NSL NAKSHATRA**" do hereby solemnly declare, undertake and state as under:

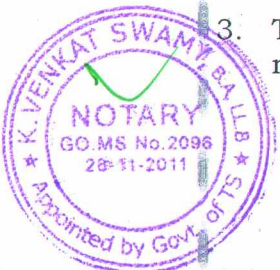
Land Owners:

1. M/s. Andhra Pradesh Housing Board

Has a legal title to the land on which the development of the proposed project is to be carried out and 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 vide. Development Agreement Cum General Power of Attorney No. 1551/2008.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **10th May 2029**.

For SERENE ESTATES PRIVATE LIMITED



Authorised Signatory

4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 weshall take all the pending approvals on time, from the competent authorities.
9. That wehave/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
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, on any grounds.

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 day of May 2024.

For SERENE ESTATES PRIVATE LIMITED

 Deponent
Authorised Signatory



ATTESTED

K. VENKAT SWAMY, B.A., LL.B
ADVOCATE & NOTARY
Appointed by Govt. of TS
H.No:12-2-240/1, Mallikarjuna Nagar
Opp: G.S.I., Bandlaguda,
Nagole, Hyderabad-500 068.

22 MAY 2024