



తెలంగాణ తెలంగాణ TELANGANA

Sl.No: 774 Date: 8/03/23 Rs. 100

Name: Ramesh Inturi

S/o.W/o.D/o: I. Kondaiiah

For Whom: M/s Raja Developers & Builders

FORM 'B'

[See rule 3(4)]

**Affidavit cum Declaration**

*Eswarem*  
AR 617062  
THURANGI ESWARAMM!  
Licensed Stamp Vendor  
SVL.No: 15-11-016/20  
REN.No: 15-11-024/20  
Plot No-33, 9<sup>th</sup> phase, KPHB Colony,  
Kukatpally, MM Dist. Cell: 8019011142

M/s RAJA DEVELOPERS & BUILDERS, having its Registered Office at # Plot No 182 & 183, Flat No 504, Eenadu Heights, Eenadu Society, Eenadu Colony, Kukatpally, Hyderabad - 500072, represented by its Designated Partner Mr. Inturi Ramesh aged about 39 years, R/o Hyderabad, Telangana do hereby State, declare and confirm as under.

1. That RAJA DEVELOPERS & BUILDERS has a legal title to the land on which the development of the proposed project (SUKRITHI IIT COUNTY) 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 owners and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances

3. That the time period within which the project shall be completed by RAJA DEVELOPERS & BUILDERS is 12.11.2025.

4. That seventy per cent. of the amounts realized by RAJA DEVELOPERS & BUILDERS 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

Managing Partner



- 8 MAR 2023

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by RAJA DEVELOPERS & BUILDERS in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by RAJA DEVELOPERS & BUILDERS after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to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 RAJA DEVELOPERS & BUILDERS 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 RAJA DEVELOPERS & BUILDERS shall take all the pending approvals on time, from the competent authorities

9. That RAJA DEVELOPERS & BUILDERS has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That RAJA DEVELOPERS & BUILDERS shall not discriminate against any allottee at the time of allotment of any built up area, as the case may be.

**For RAJA DEVELOPERS AND BUILDERS**

  
**Managing Partner**  
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 7<sup>th</sup> day of Mar 2023.

**For RAJA DEVELOPERS AND BUILDERS**

  
**Managing Partner**  
Deponent

**ATTESTED BY**  
**C. SUBBA RAO**  
ADVOCATE & NOTARY  
APPOINTED BY GOVT. OF INDIA  
LIG-87, Dharma Reddy Colony Ph-1,  
KPHB, Kukatpally, Hyderabad-500005  
Cell: 9391170066

**8 MAR 2023**

