

Phone No:  
Sold To/Issued To:  
Shailender C M  
For Whom/ID Proof:  
Ludhani Estates Pvt



SEP-25-2023 14:13:59

₹ 0000100/-  
ZERO ZERO ZERO ZERO ONE ZERO ZERO

Agreement  
38153141695651239692-00279763  
3815314 06/2007

## FORM 'B'

[See rule 3(4)]

### Affidavit cum Declaration

Affidavit-cum-Declaration of M/s Ludhani Estates Private Limited, represented by its authorized Signatory Sri Shailender C. Manghnani Promoter of the Proposed Project” KRISHNA NIVAS”

Affidavit cum Declaration of Sri Shailender C. Manghnani, Managing Partner of M/s Ludhani Estates Private Limited, [Promoter of the project / duly authorized by the promoter of the project, vide its/his/their authorization dated. 26<sup>th</sup> September 2023

Sri Shailender C. Manghnani promoter of the project / duly authorized by the promoter of the project, do here by solemnly declare, undertake and state as under:

1. Sri Shailender C. Manghnani has legal title to the land on which the development of the project is proposed.

AND

Sri Shailender C. Manghnani have 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 36 Months including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

...2.



For LUDHANI ESTATES PRIVATE LIMITED

S Shailender C.M.

Director

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3. That the time period within which the project shall be completed by the promoter is 17<sup>th</sup> June 2026.

That seventy percent 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.

4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.

5. That the amounts from the separate account shall be withdrawn by after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

6. We are 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.

7. We are the promoter] shall take all the pending approvals on time, from the competent authorities.

8. We are the promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.

9. We are the promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

For LUDHANI ESTATES PRIVATE LIMITED

S. hailender. C.M.

Director

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 26<sup>th</sup> day of September 2023

Deponent

For LUDHANI ESTATES PRIVATE LIMITED

S. hailender. C.M.

Director



ATTESTED

S. BHASKAR B.A., LL.B.  
ADVOCATE & NOTARY  
H. No: 6-3-392, Punjagutta  
Behind Police Station  
Hyderabad - 82, Telangana, India  
Phone : 9392535629