

తెలంగాణ తెలంగాణA TELANGANA

Tran Id: 231102133704834915  
Date: 02 NOV 2023, 01:38 PM  
Purchased By:  
JANAKI LAKSHMI KESINENI  
W/o K. SIVANATH  
R/o HYDERABAD  
For Whom  
SERENITY VENTURES LLP

BA 274706  
G. Sreemanth  
GOPA SREEMANTH  
LICENSED STAMP VENDOR  
Lic. No. 15-10-038/2019  
Ren. No. 15-10-072/2022  
Shop No: 7, Plot No: 44,  
Serilingampally, Madhapur,  
Hyderabad  
Ph 9703416341

#### 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 M/S. SERENITY VENTURES LLP, represented by **Mr. R M S Prabhakar, S/o. Rekapalli Ravi Kumar** [promoter of the project / duly authorized by the promoter of the project, vide its/his/their authorization through company incorporation];

I, **Mr. R M S Prabhakar, S/o. Rekapalli Ravi Kumar**, [promoter of the project / duly authorized by the promoter of the project] do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project titled "**SWASTHI**" is proposed or have 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 between such owner and promoter for development of the real estate project is enclosed herewith.



*[Signature]*





17 OCT 2023



02 SEP 2023

STAMPS DEPOT

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is **10<sup>th</sup> NOV, 2029.**
4. That seventy per cent of the amounts realized by me 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 development plots 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by me after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I 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 I shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.




**Deponent**

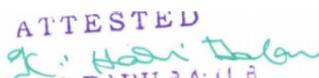
**Verification**

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, Telangana on this **01<sup>st</sup> DAY OF DEC, 2023.**



**Deponent**



ATTESTED  
  
**K. HARI BABU B.A; LL.B**  
**ADVOCATE & NOTARY**  
Appointed by Govt. of Telangana  
GOMs No: 509, Sl. No. 56, Rev. Regn-II  
My Commission Expires on 06-08-2027  
Khatpally, Medchal-Malkajgiri Dist. Telangana  
Ph No: 9948108151

