

FORM-'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum declaration of **Mr. Narendra Kumar Kamaraju**, representing **VENKATA PRANEETH DEVELOPERS PRIVATE LIMITED** Managing Director of proposed project/ duly authorized by the proposed project **"PRANEETH PRANAV LEAF"** consisting of **502** Independent Duplex houses of the single Phase Project Survey No. 99 to 112, 114, 115, 117 to 133, 154, 155, 157 to 163 & 165, Mallampet- ORRG, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, PIN – 500090

I **Mr. Narendra Kumar Kamaraju** promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and stake as under:

1. That I/ promoter have/ has a legal title to the land on which the development of the project is proposed.

OR

Have/ has a legal title to the land in 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 authorized 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 including details of any rights, title, interest or name of any party I or over such land, along with details.

3. That the time period within which the project shall be completed by me/ promoter is 11/09/2024
4. That seventy per cent of the amount 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 the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered account in practice, that the withdraw is in proportion to the percentage of completion of project.
7. That I/ 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.
8. That I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That I/ promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at: _____ on this day of _____ .

For Venkata Praneeth Developers Pvt. Ltd.


Deponent Managing Director