

Phone No: 9848484848  
Sold To/Issued To:  
JITENDER KUMAR KEDIA  
For Whom/ID Proof:  
ELEGANTEA INFRA LLP



HAR-05-2025 11:08:17

₹ 0000 100/-  
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Agreement  
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3816298 41/2006

## 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. JITENDER KUMAR KEDIA S/o. Sri. GULZARI LAL KEDIA**, duly authorized by the Promoter of "M/s. **ELEGANTEA INFRA LLP**", of the Project "**SKYVEN**" vide authorization Letter dated **05-03-2025**

I, **Sri. JITENDER KUMAR KEDIA**, duly authorized by the Promoter of the Project "**SKYVEN**" do hereby solemnly declare, undertake and state as under:

1. The land owner of the project:

i. Sri. P. Vasudeva Reddy

Having 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 vide. Development Agreement cum General Power of Attorney No. 657/2024.

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 **22<sup>nd</sup> February 2030**.

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 MAR 2025

For M/s ELEGANTEA INFRA LLP

*[Signature]*  
Authorised Signatory

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 05<sup>th</sup> day of March 2025.

For M/s ELEGANTIA INFRA LLP

*[Signature]*  
Authorised Signatory  
Deponent



ATTESTED

Mohd. Muzibulla Baig  
ADVOCATE  
HIGH COURT OF T.S.  
NOTARY  
(Appointed by Govt. of A.P.)  
GOMS NO: 1479/2010  
Tolichowki, Hyderabad, T.S. 500008

*[Signature]* 5 MAR 2025