100 F+N

Phone No:
Sold To/Issued To:
Praveen kumar N
For Whom/ID Proof:
Incredible India pro

भारत INDIA
INDIA NON JUDICIAL

MAR-21-2026 14:14:51
₹ 0000100/-
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Agreement
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FORM -'B'

[See rule 3(4)]

Affidavit-cum-Declaration of **Mr. PRAVEEN KUMAR NEDUNGADI**, authorized Signatory of **M/s. INCREDIBLE INDIA PROJECTS PRIVATE LIMITED** promoter of the proposed project "**POORVAABHAAS - PHASE-2**", vide its/his/their authorised.

I **Mr.PRAVEEN KUMAR NEDUNGADI**, Authorised Signatory of **M/s. INCREDIBLE INDIA PROJECTS PRIVATE LIMITED** promoter of the proposed project "**POORVAABHAAS - PHASE-2**" namely do hereby solemnly declare, undertake and state as under:

1. That we 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 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.
3. That the time period within which the project shall be completed by me/Promoter is 03rd day of March 2027.
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. That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For INCREDIBLE INDIA PROJECTS PVT. LTD.

Deponent
DIRECTOR

M.B. SANTOSH KUMAR * NOTARY * GOVT. OF INDIA * APPOINTED BY GOVT. T.S. SECBAD

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me

Place: Hyderabad

Date: 21.03.2025

For INCREDIBLE INDIA PROJECTS PVT. LTD.

DIRECTOR

Deponent

ATTESTED

M.B. SANTOSH KUMAR
ADVOCATE & NOTARY PUBLIC
APPOINTED BY OF GOVT. T S
WEST MARREDPALLY, SEC'BAD.
CELL: 8639030850
Regd. GOMS No: 1073

M.B. SANTOSH KUMAR * APPOINTED BY OF GOVT. T.S. SEC'BAD
NOTARY
GNOTARIAL