

Phone No: *Kaepane*
Sold To/Issued To:
B RAVINDER REDDY
For Whom/ID Proof:
ONE DEVELOPERS P L

भारत INDIA
INDIA NON JUDICIAL
IKKURTHY KALPANA
PLOT NO-100
SRI SWAMY ATAPPA CO OP
HOUSING SOCIETY
MADHAPUR
RANGA REDDY 500081
TELANGANA
भारतीय गैर न्यायिक



MAY-05-2025 13:36:52
₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO
Affidavit
38163971746462212960-00062741
3816397 14/2023

FORM - 'B'

[See rule 3(4)]

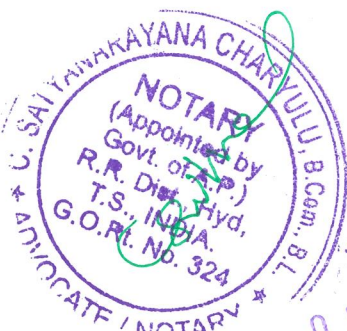
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration of **Mr. BOMMIREDDY RAVINDER REDDY**, authorized Signatory of
M/s. **ONE DEVELOPERS PRIVATE LIMITED** promoter of the proposed project "One Habitat
Annex", vide its/his/their authorised.

I **Mr. BOMMIREDDY RAVINDER REDDY**, Authorised Signatory of M/s. **ONE DEVELOPERS
PRIVATE LIMITED** promoter of the proposed project "One Habitat Annex" 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/ the Promoter is 18Th day of February 2028.
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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

[Signature]
Deponent



[Signature]
Notary

05 MAY 2025

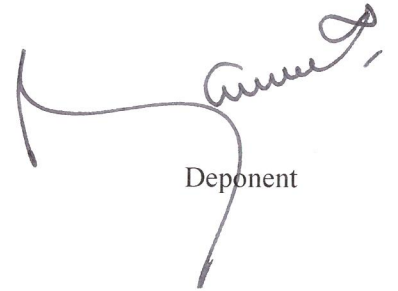
Verification

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: 05.05.2025


Deponent



ATTESTED

S. SATYANARAYANA CHARYULU
B.Com., B.L.
Advocate / Notary
G O/Rt No: 324
11G-80/6, 3rd Phase, KPHB Colony,
Medchal-Malkajgiri Dist.,
Hyd-72, T.S., India.
Ph: 8246588112

05 MAY 2025