

Phone No:
Sold To/Issued To:
Venu Chander Reddy
For Whom/ID Proof:
Self



JUN-26-2025 17:17:01

₹ 0000100/-

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Affidavit
38160721750958221002-00249692
3816072 24/2022

FORM 'B'
[under 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 Mr Venu Chander Reddy Padire, duly authorized by the promoter of the
project, Viksha Infra Projects Private Limited, vide authorization dated. 26-06-2025**

I, **Mr Venu Chander Reddy Padire**, duly authorized by the promoter of the project do hereby solemnly
declare, undertake, and state as under:

1. That the promotor(s) have a legal title to the land on which the development of the project titled
"VIKSHA AITHRA" 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 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 the promotor(s) is **16-Jun-2030**.
4. That seventy per cent of the amounts realized by the promotor(s) 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 Flats 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn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 the promotor(s) in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promotor(s) after it is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 the promotor(s) 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 the promotor(s) shall take all the pending approvals on time, from the competent authorities.
9. That the promotor(s) have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That the promotor(s) shall not discriminate against any allottee at the time of allotment of any apartment, Flat, 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 on this Thursday, 26-June-2025



Deponent

ATTESTED BY
C. SUBBA RAO
ADVOCATE & NOTARY
APPOINTED BY GOVT. OF INDIA
JG-87, Dharma Reddy Colony Ph-
ONE, Kukatpally, Hyderabad

