



తెలంగాణ తెలంగాణ TELANGANA

[Signature] BD 208849

Tran Id: 240131145916488312
Date: 31 JAN 2024, 03:00 PM
Purchased By:
K SAI NEERAJ KUMAR
S/o K P V SUBBAIAH
R/o HYD
For Whom
NOVATEUR INFRA INDIA PRIVATE LIMITE

M SRIKANTH
LICENSED STAMP VENDOR
Lic. No. 15-10-018/2019
Ren.No. 15-10-059/2022
H.No.4-1410/8/A, Premnagar, B
Block, Hafeezpet, Miyapur,
Ranga Reddy
Ph 9676363507

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

NOVATEUR INFRA INDIA PRIVATE LIMITED., having its Registered Office at # 2nd Floor, Sy. No. 6, M R Prime, BP Raju Marg, Whitefields, Kondapur, Rangareddy, Telangana - 500084 represented by its Managing Director Mr. K Sai Neeraj Kumar aged about 40 years, R/o Hyderabad, Telangana.

1. That NOVATEUR INFRA INDIA PRIVATE LIMITED has a legal title to the land on which the development of the proposed project (GURU KRUPA HEIGHTS) 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 owners 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 NOVATEUR

INFRA INDIA PRIVATE LIMITED is 21.02.2026.



For Novateur Infra India Pvt. Ltd.

K. Sai Neeraj

Director

4. That seventy per cent. of the amounts realized by NOVATEUR INFRA INDIA PRIVATE LIMITED 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by NOVATEUR INFRA INDIA PRIVATE LIMITED in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by NOVATEUR INFRA INDIA PRIVATE LIMITED after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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 NOVATEUR INFRA INDIA PRIVATE LIMITED Projects 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 NOVATEUR INFRA INDIA PRIVATE LIMITED shall take all the pending approvals on time, from the competent authorities
9. That NOVATEUR INFRA INDIA PRIVATE LIMITED has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That NOVATEUR INFRA INDIA PRIVATE LIMITED shall not discriminate against any allottee at the time of allotment of any built up area, as the case may be.



ATTESTED
B. Agaiiah
B. AGAIAH, B.A., LLM
ADVOCATE / NOTARY Verification
Indra Reddy Allwyn Colony,
Miyapur, R.R. Dist., G.O.M.S, No.1972/121
My Commission Expires on 15-11-2026

For Novateur Infra India Pvt. Ltd.
Deponent
K. Saineeey
Director

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Hyderabad on this 31st day of Jan 2024.

For Novateur Infra India Pvt. Ltd.
K. Saineeey
Director
Deponent