

Phone No:
Sold To/Issued To:
Ajay Muppalaneni
For Whom/ID Proof:
Varahi Constructions



JUN-03-2025 13:10:50
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Affidavit
38162321748956250006-00036552
3816232 57/2023

FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **SRI AJAY MUPPALANENI** Managing partner in **M/S VARAHI CONSTRUCTIONS**, authorized by the promoter of project "**SERENE CREST**".

I, **SRI AJAY MUPPALANENI** Managing partner in **M/S VARAHI CONSTRUCTIONS**, the promoter of "**SERENE CREST**". hereby solemnly declare, undertake and state as under:

1. That [I / promoter] [have / has] a legal title to the land on which the development of the project is proposed

Or

[Have/has] 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.

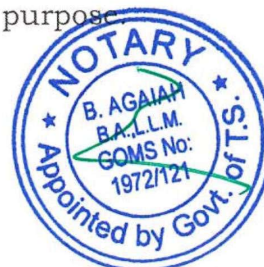
Or

That details of encumbrances as per EC including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

3. That the time period within which the project shall be completed by [me / the promoter] is **29/05/2028**.
4. That seventy per cent. of the amounts realized by [me / the 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.

For VARAHI CONSTRUCTIONS

Managing Partner



5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 / the 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 / the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I / the promoter] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That [I / the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For VARAHI CONSTRUCTIONS



Managing Partner

SRI AJAY MUPPALANENI

Authorized signatory

Verification

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 03rd day of June, 2025.

For VARAHI CONSTRUCTIONS



SRI AJAY MUPPALANENI

Managing Partner

Authorized signatory



ATTESTED


B. AGAIAH, B.A., LL.M.

Indra Reddy Allwyn Colony,
Miyapur, R.R. Dist., G.O.M.S. No. 1972/121
My Commission Expires on 15-11-2026