



తెలంగాణ తెలంగానా TELANGANA

BT 393962

Tran Id: 250912123641568109

Trans ID: 230912123641568109
Date: 12 SEP 2025, 12:41 PM

Date: 12 SEP 2010
Purchased By:

Purchased By:
SANGARAJU VIJAYA BHASKARA RAJU
S/o LATE. S. VENKATRAMARAJU

R/o HYDER

For Whom

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

P SHOBHA RANI
LICENSED STAMP VENDOR
Lic. No. 15-21-026/2019
Ren.No. 15-21-009/2025
H.No:6-116, Plot No:1780/P, Near
Incois Circle, Pragathi Nagar,
Pin:500090, Bachupally, Medchal
Malkajgiri
Ph 6281177616

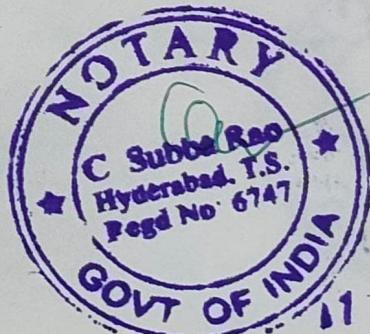
M/s. **SANGARAJU INFRA**, having its Registered Office at #3rd Floor, Flat No. 301, SL's Royale Nest, Plot No. 108, 109, 114 & 115, Seetaram Puram, Nizampet, Quthbullapur, Medchal - Malkajgiri District, **Telangana - 500090**, represented by its Managing Partner **Mr. Sangaraju Vijaya Bhaskara Raju**, aged about 58 years, R/o. **Hyderabad, Telangana** do hereby state, declare, and confirm as under:

1. That SANGARAJU INFRA has a legal title to the land on which the development of the proposed project (SANGARAJU'S KUNDAN CELESTIA) 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 SANGARAJU INFRA is 02.07.2028.

For SANGARAJU INFRA

544-1114

Managing Partner



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by SANGARAJU INFRA in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by SANGARAJU INFRA after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the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

S. Subba Rao

Managing Partner
Deponent

Verification

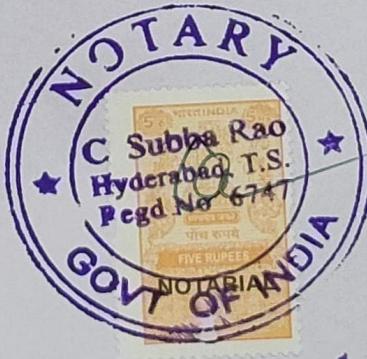
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Hyderabad on this 12TH day of September 2025.

For SANGARAJU INFRA

S. Subba Rao

Managing Partner
Deponent

C. Subba Rao
ATTESTED
C. SUBBA RAO
ADVOCATE & NOTARY
Apptd. By Govt. of India, Reg. No: 6747
LIG-76, Dharma Reddy Colony Ph-I,
KPHB, Kukatpally, Hyderabad-500085
Cell: 9391170066



12 SEP 2025