



Tran Id: 25072618104422091
Date: 26/07/2025, 10:55 AM
Purchased By:

V.SRINIVAS BABU
S/ ARUN KUMAR
R/o RAINBOW VISTAS, FLAT NO.402, O BLOCK, MOOSAPET, HYDERABAD-500 018.
For Whom
** SELF **

B.CHAITANYA
LICENSED STAMP VENDOR
Lic. No. 611004/2007
Ren. No. 16-11-005/2025
248/3rt, S.R.Nagar, Hyderabad-
500038.
Ph 9052822309

Buy
611009827

FORM - B

[See rule3 (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 **Vitakula Srinivas Babu**, the managing partner of the Firm "**Nidhi Properties**", vide its authorization dated **26-07-2025**;

I, **Vitakula Srinivas Babu**, the promoter of the RERA project "**Jade**" do hereby solemnly declare, undertake and state as under:

- 1) That promoter has a legal title to the land on which the development of the project is proposed or 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 the title of such land along with an authenticated copy 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 including details of anyrights, 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 the promoter is **3** Years.
- 4) That seventy per cent of the amounts realized by 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.
- 5) That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.



V.M.B.

- 6) That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
- 9) That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
- 10) That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot 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 day of 26-07-2025.

Sworn and signed before me



ATTESTED

K. RAJA MOHAN BABU
 B.A., LL.B.
ADVOCATE & NOTARY
 Appointed by the Govt. of T.S. India
 H.No.4-335, Suraram Colony,
 IDA., Jeedimetla, Hyderabad-500055.



Deponent

26 JUL 2025