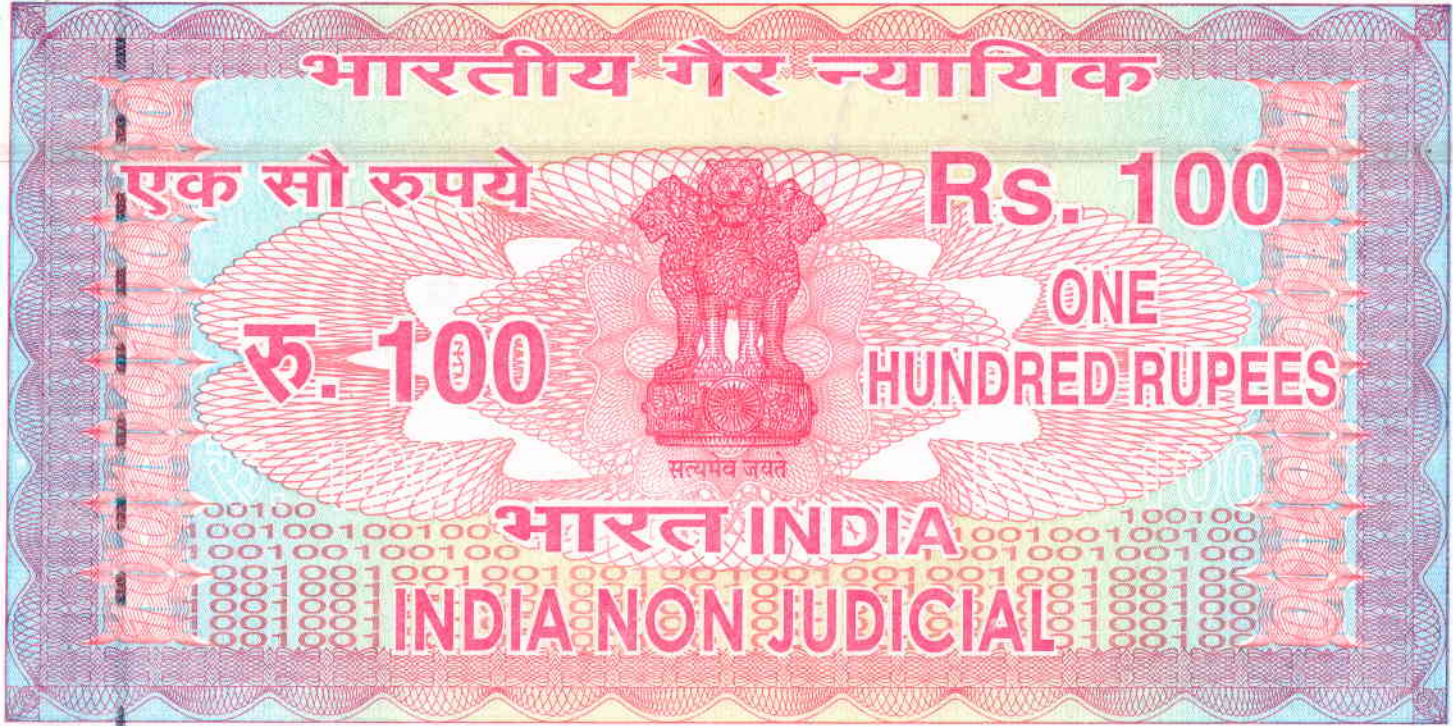




SI No. 4765 Date 11/06/2021 Rs. 100/-

Sold To CH. Ashok Reddy s/o CH. Goutham Reddy
For whom Qualitas Golden Enclave Pvt Ltd Ro-Hyd

AF 683765

T. SUMALATHA
Licenced Stamp Vender
LIC No: 15-25-004/2013
REN No: 15-25-004/2019
H. No.: 3-148, Kakapet (V)
Gandipet (M), R. R. District
Ph.: 99514 59569

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

Affidavit cum Declaration

Affidavit-cum-Declaration of M/s. QUALITAS GOLDEN ENCLAVE PVT LTD represented by its Director Mr. CH. Ashok Reddy, Promoter of the Proposed Project "NESTILO"

I, CH. Ashok Reddy Director of M/s. QUALITAS GOLDEN ENCLAVE PVT LTD and Promoter of the proposed project "NESTILO" hereby solemnly declare, undertake and state as under:

1. QUALITAS GOLDEN ENCLAVE PVT LTD have legal title to the land on which the development of the project is proposed

AND

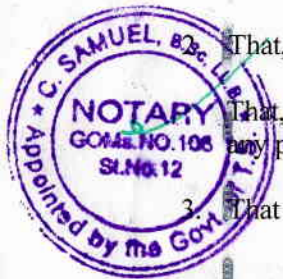
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

That, the said land is free from all encumbrances.

OR

That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

That the time period within which the project shall be completed by Promoter is 31/12/2026



For QUALITAS GOLDEN ENCLAVE PRIVATE LIMITED
Authorised Signatory

That, seventy per cent of the amounts realized by me/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.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

For QUALITAS GOLDEN ENCLAVE PRIVATE LIMITED
Ch. Ashok Reddy
Authorised Sign
(Deponent)

Verification

I, CH. Ashok Reddy Director of M/s. QUALITAS GOLDEN ENCLAVE PVT LTD deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 15.5 day of SEP 2021.

For QUALITAS GOLDEN ENCLAVE PRIVATE LIMITED
Ch. Ashok Reddy
Authorised Sign
(Deponent)



ATTESTED
CS
C. SAMUEL, B.Sc., LL.B.
ADVOCATE & NOTARY
1-7-637, Shastri Nagar,
Samnagar, HYDERABAD-20.
Ph: 9393031034

15 SEP 2021