



[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER AND THE LAND OWNER OR ANY PERSON AUTHORIZED BY THE PROMOTER/LAND OWNER

AFFIDAVIT CUM DECLARATION

I, MR. AKSHAY CHAUDHRY, Son of Mr. Ajay Chaudhry, aged 42 years, Business, Married, Indian National, Holder of PAN Card number [REDACTED], resident of E-47, Sector 39, Near Ryan International School, Noida, Gautam Buddha Nagar, Uttar Pradesh- 201301, the Director and duly authorized signatory for VLN Estates Private Limited (the Landowner/ Promoter) as well as Director and duly authorized signatory for Ryago Homes Private Limited (the Developer/Promoter); do hereby solemnly declare, undertake and state on oath as under:

1. I state that I am the Director and authorised Signatory for **VLN ESTATES PRIVATE LIMITED** (formerly known as VIANAAR PROPERTIES PRIVATE LIMITED), a duly registered Private Limited company having CIN [REDACTED] 9, PAN Card no. [REDACTED] and having their Registered Office at Flat No. 308, 3rd floor, Hiren Light Indust. Co. Op. Soc., Mogul Lane, Mahim (West), Mumbai City MH 400016 hereinafter referred to as "**LAND OWNER/PROMOTER**".
2. I state that I am the Director and Authorised Signatory of **RYAGO HOMES PRIVATE LIMITED**, a duly registered Company, having corporate identity no. [REDACTED] 7, PAN Card no. [REDACTED] having their Registration office 61, Viraj Silverene CHS Ltd, 321, Hill Road Opp. Mehboob Studio, Bandra (W), Mumbai,

A. Chaudhry

Maharashtra- 400050 hereinafter referred to as
"DEVELOPER/PROMOTER".

3. I state that the I/ Promoter have/has a legal title to the land on which the development of the new project "EL CASEIRO" is to be carried out; AND A legally valid authentication of the title of such land along with an authenticated copy of the Development Agreement between the Land Owner and Promoter for development of the real estate project is enclosed herewith.
4. I state that the project land is free from all encumbrances;
5. I state that the time period within which the project shall be completed by the Promoter from the date of registration of project is 10/09/2029.
6. I state that seventy per cent of the amounts realised 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 schedule commercial bank to cover the cost of construction and the land cost and shall be used only for that purpose;
7. I state that the Promoter have already opened a separate Bank Account for the same, bearing **Account Number-9250569282** in **Kotak Mahindra Bank**, Safdarjung Branch.
8. I state that "**EL CASEIRO**", is a new project which shall be completed through Public Financing, and as per *section 4(2)(1) (D) of The Real Estate (Regulation and Development) Act, 2016*, a separate bank account is required in case of public financed project.

a. Project Bank Account details:

Details of the account maintained for the project:

RYAGO HOMES PVT. LTD. EL CASEIRO RERA A/C

A. Chandray





Account Number: 9250569282

Bank: KOTAK MAHINDRA BANK

IFSC Code: KKBK0000175

Branch: Safdarjung, Delhi.

9. I state that the amounts from the above mentioned account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project; 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;
10. I state 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 credited for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
11. I state that the Promoter shall take all the pending approvals on time, from the competent authorities.
12. I state that the Promoter shall inform the Authority regarding all the changes that have accrued in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said rules, within seven days of the said changes occurring.
13. I state that a Show Cause Notice dated 09/09/2025 was issued by the Office of the Administrator of Comunidade of North Zone, Mapusa, in relation to alleged tree cutting activities within the said property after its acquisition. The Promoter has duly submitted its reply thereto and, thereafter, no further adverse orders, or actions have been taken in the matter till date. I further say that the said Show Cause Notice neither

A. Chandray

pertains to nor challenges the title, ownership, possession, or development rights of the Promoter in respect of the subject property. The title of the property is clear, valid, and marketable and has not been challenged before any Court, Tribunal, or Authority.

14.I state that the Promoter has furnished such other documents as have been prescribed by the rules and regulation made under this Act and that shall submit/produce, the Documents including the Certificates if demanded.

15.I state that the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

Solemnly affirmed before me on this 15th day of the month of May of the year 2026.

DEPONENT

A. Chaudhry

**MR. AKSHAY CHAUDHRY
AUTHORISED SIGNATORY FOR
VLN ESTATES PRIVATE LIMITED
(THE LAND OWNER/ PROMOTER)
AND
AUTHORISED SIGNATORY FOR
RYAGO HOMES PRIVATE LIMITED
(THE DEVELOPER/ PROMOTER)**

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY *Akshay Chaudhry*
WHO IS IDENTIFIED BEFORE / ME
BY *Aadhar Card 921763890887*
WHOM I KNOW
SERIAL No. *127/2026* DATED *15/5/2026*

Prachita
**PRACHITA ABHIJIT NAIK
ADVOCATE & NOTARY
GOVT. OF INDIA
Reg. No. 46811**





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 Goa on this 15th day of the month of May, 2026.

DEPONENT

A. Chaudhry

**MR. AKSHAY CHAUDHRY
AUTHORISED SIGNATORY FOR
VLN ESTATES PRIVATE LIMITED
(THE LAND OWNER/PROMOTER)
AND
AUTHORISED SIGNATORY FOR
RYAGO HOMES PRIVATE LIMITED
(THE DEVELOPER/ PROMOTER)**

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY *Akshay Chaudhry*
WHO IS IDENTIFIED BEFORE / ME
BY *Aadhar Card 921763890887*
WHOM I KNOW
SERIAL No. *1129/2026* DATED *15/5/2026*

Prachita
**PRACHITA ABHIJIT NAIK
ADVOCATE & NOTARY
GOVT. OF INDIA
Reg. No. 46811**



VLN ESTATES PRIVATE LIMITED

(FORMERLY KNOWN AS VIANAAR PROPERTIES PRIVATE LIMITED)

CIN. U70100MH2013PTC245929

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS ("THE BOARD") OF VLN ESTATES PRIVATE LIMITED ("THE COMPANY") IN ITS MEETING NO. (01/2026-27) HELD ON MONDAY, 06TH DAY OF APRIL 2026, AT 10:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT OFFICE NO 271 PLOT NO. 20 SATRA PLAZA CO-OP. SOCIETY, SEC-19D, VASHI, NAVI MUMBAI, THANE, THANE, MAHARASHTRA, INDIA, 400705

AUTHORISATION TO MR. AKSHAY CHAUDHRY (DIRECTOR) TO SIGN ALL LEGAL DOCUMENTS AND AFFIDAVITS ON BEHALF OF THE COMPANY.

"RESOLVED THAT Mr. Akshay Chaudhry, be and is hereby authorised to swear affidavits, to sign and to submit all required documents and statements related to any property in any way in which he deems fit before any regulatory and / or statutory authority.

RESOLVED FURTHER THAT Mr. Akshay Chaudhry, be and is hereby authorized to do all such acts, deeds and things as may be necessary or incidental to give effect to the above.

RESOLVED FURTHER THAT any of the Director of the Company, be and are hereby severally and / or jointly authorized to issue a certified true copy of this resolution."

//CERTIFIED TRUE COPY//

FOR VLN ESTATES PRIVATE LIMITED

**AKSHAY
CHAUDHRY**

Digitally signed by
AKSHAY CHAUDHRY
Date: 2026.05.05
12:42:59 +05'30'

AKSHAY CHAUDHRY

Director

DIN: 08113551

ADD: E-47 Sector 39,

**Near Ryan International School, Noida, Uttar
Pradesh 201301**

**Neelam
Nagpal**

Digitally signed by
Neelam Nagpal
Date: 2026.05.05
12:43:27 +05'30'

NEELAM NAGPAL

Director

DIN: 05351207

ADD: 97B, Manek Shah Road

Anupam Garden

Maidan Garhi, New Delhi 110068

REGD OFF: OFFICE NO 271 PLOT NO. 20, SATRA PLAZA CO-OP. SOCIETY, SEC-19 D VASHI NAVI MUMBAI, THANE,
MAHARASHTRA, 400705

EMAIL ID: VIANAAR.ACCOUNTS@VIANAAR.COM; TEL NO.: 9667193800

RYAGO HOMES PRIVATE LIMITED

(FORMERLY KNOWN AS RYAGO HOTELS PRIVATE LIMITED)
CIN: U55101MH2008PTC186547

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS ("THE BOARD") OF RYAGO HOMES PRIVATE LIMITED ("THE COMPANY") IN ITS MEETING (2025-2026/04) HELD ON WEDNESDAY, 16TH DAY OF JULY, 2025 AT 10:00 A.M, AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT OFFICE NO. 271, PLOT NO. 20, SATRA PLAZA CO-OP. SOCIETY, SEC 19 D, VASHI, NAVI-MUMBAI, THANE – 400705

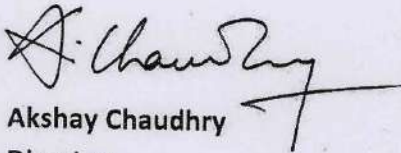
AUTHORISATION TO MR. AKSHAY CHAUDHRY (DIRECTOR) FOR PROJECT REGISTRATION UNDER RERA (REAL ESTATE REGULATION ACT)

"RESOLVED THAT Mr. Akshay Chaudhry, who is well conversant with the facts of the property known as 'El Caseiro' situated at Survey no. 26/3A, Reis Magos Village, Bardez Taluka, North Goa - 403114, bearing Survey 26/3-A, measuring 9725 sq. mts. be and is hereby authorised to enter into project registration under RERA (Real Estate Regulation Act) and further sign, verify and institute, to sign all applications including the application for registration under RERA, Goa, swear affidavit, to sign all required documents, statements related to this property in any way in which she deems fit to pursue the resolution as above."

"RESOLVED FURTHER THAT Mr. Akshay Chaudhry, be and is hereby severally authorized to do all such acts, deeds and things as may be necessary or incidental to give effect to the above."

//CERTIFIED TRUE COPY//

For and on behalf of Ryago Homes Private Limited

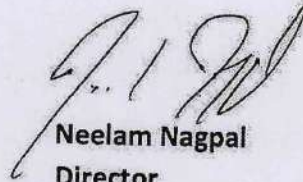


Akshay Chaudhry

Director

DIN: 08113551

ADD: E-47, Sector-39, Near Ryan
International School, Uttar Pradesh



Neelam Nagpal

Director

DIN: 05351207

ADD: H.No.97 GF, Manak Shaw Road,
Anupam Garden, Saidulajab, New Delhi

Registered office: Office No 271, Plot No. 20, Satra Plaza Co-op. Society, Sec-19 D Vashi, Navi-Mumbai, Thane, Maharashtra, India- 400705; Contact No. +919667193800,
E-mail: vianaar.accounts@vianaar.com

