



सत्यमेव जयते

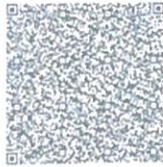
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL85017862888686W
Certificate Issued Date	: 12-Nov-2024 11:55 AM
Account Reference	: IMPACC (IV)/ dl857503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL85750318563289579198W
Purchased by	: VIANAAR RETREATS PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: VIANAAR RETREATS PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: VIANAAR RETREATS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)

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Please write or type below this line

For Maha Seer Hotels & Resorts Pvt. Ltd.

[Signature]
Authorised Signatory



[Signature]

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.sholestamp.com or using e-Stamp Mobile App of Stock Hub. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM 'II'

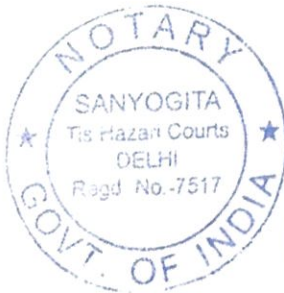
[See rule 3(6)]

**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

Affidavit sum Declaration of

1. **MR. SNEHAL DHARMA PEDNEKAR**, son of Sharma Pednekar, age 37 years, Indian National, Service, having Aadhar Card No. 3221 5692 5116 and Holder of PAN Card No. AWZPP9029K, resident of House No. 1335, Tembwada, Morjim, Pernem, Goa – 403512, duly authorised by MAHA SEER HOTELS AND RESORTS PRIVATE LIMITED through their Board resolution dated 09-09-2024 (*hereinafter referred to as the Land Owner*)
2. **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, 65 years, Business, Indian National, Holder of Pan Card ABUPN4953A and resident of 97/B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, duly authorised by the VIANAAR RETREATS PRIVATE LIMITED (*hereinafter referred to as the Developer*) Developer of the proposed New project.



For Maha Seer Hotels & Resorts Pvt. Ltd.


Authorised Signatory

(The LANDOWNER and the DEVELOPER are jointly referred to as "**PROMOTER**" of the Proposed New Project)

We, Mr. Snehal Dharma Pednekar, authorised representative of Maha Seer Hotels And Resorts Private Limited and Mrs. Neelam Nagpal, duly authorized by the promoter of the RERA Project "**LA RIBERA**" do hereby solemnly declare, undertake and state on oath as under:

That Owners (**MAHA SEER HOTELS AND RESORTS PRIVATE LIMITED**) as mentioned in the Development Agreements have a legal title to the land on which the development of the new project "**LA RIBERA**" 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 such Owner and Promoter for development of the real estate project is enclosed herewith

1. That the project land is free from all encumbrances;
2. That the time period within which the project shall be completed by the promoter from the date of registration of project is 21st August 2027
3. That seventy per cent of the amounts realised 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 schedule commercial bank to cover the cost of construction and the land cost and shall be used only for that purpose;

4. I say that, I have already opened a separate Bank Account for the same, bearing account Number- 10186066941 in IDFC First Bank, Gurgaon Galleria Branch.



For Maha Seer Hotels & Resorts Pvt. Ltd.


Authorised Signatory

5. That "LA RIBERA", is a new project which shall be completed through Public Financing, and as per section 4(2)(l)(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:

Vianaar Retreats Pvt Ltd La Ribera RERA Designated Account

Account Number:10186066941

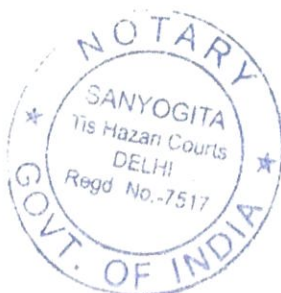
Bank:IDFC First Bank

IFSC Code:IDFB0020131

Branch:Gurgaon Galleria Branch

Address:Ground Floor, Unit No. 23&24 DLF Cross Point, DLF City Phase IV Gurgaon,122002;

6. 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;
7. That the amounts from the above mentioned 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;
8. 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.



For Maha Seer Hotels & Resorts Pvt. Ltd.

A handwritten signature in blue ink, appearing to read "Adreshan".

Authorised Signatory

9. That promoter shall take all the pending approvals on time, from the competent authorities.

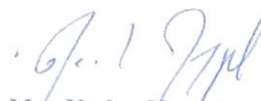
10. That the promoter shall inform the Authority regarding all the changes that have accrued in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said rules, within seven days of the said changes occurring.

11. 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

12. 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 12th day of the month of November, 2024 at Delhi.

DEPONENT



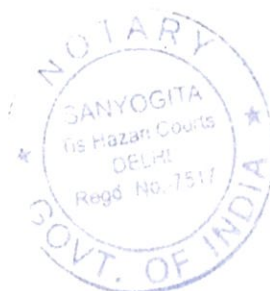
Mrs. Neelam Nagpal
VIANAAR RETREATS PRIVATE LIMITED

For the Developer
For Maha Seer Hotels & Resorts Pvt. Ltd.



Mr. Snehal Dharma Pednekar
Authorised Signatory

Authorised Signatory
For MAHA SEER HOTELS AND RESORTS
PRIVATE LIMITED
For the Land Owner

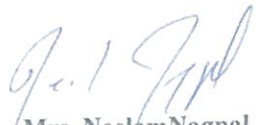


VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me or the Land Owner therefrom.

Verified by me at Delhi on this 12th day
of the month of November, 2024

DEPONENT


Mrs. Neelam Nagpal
VIANAAR RETREATS PRIVATE LIMITED
For the Developer
For Maha Seer Hotels & Resorts Pvt. Ltd.


Mr. Snehal Authorised Signatory
Authorised Signatory
For MAHA SEER HOTELS AND RESORTS
PRIVATE LIMITED
For the Land Owner



ATTESTED

NOTARY PUBLIC DELHI

11-2 NOV 2024