INDIA NON JUDICIAL

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Account Reference	:	IMPACC (IV)/ dl740303/ DELHI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL74030376036849836399Q
Purchased by	:	RYAGO HOTELS PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	RYAGO HOTELS PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	RYAGO HOTELS PVT LTD
Stamp Duty Amount(Rs.)	:	500 (Five Hundred only)

NOTARY SANYOGITA Tis Hazari Courts DELHI NOTARIAL Regn. No.-7517 GOVT. OF INDIA

Please write or type below this line

FORM 'B'
[See rule 3(6)]
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Ryago Hotels Pvt. Ltd** through its Director Mr. Varun Nagpal, Age 34 years, Occupation Business, Residing at 97-B, Manekshaw Road, Anupam

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Statutory Alert:
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Garden, Sainik Farm, New Delhi 110062 promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization

Dated 13/02/2018;

I, Mr. Varun Nagpal, Director and promoter of the proposed project '**La Maroma-II**'/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I Mr. Varun Nagpal Director and promoter has a legal title Report to the land on ~~which the development of the project is proposed OR has a legal title Report to the land~~ on which the development of the proposed project 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 owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project;

4. (a) For new projects :

~~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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real state 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, since the estimated receivable of the project is~~ less than the estimated cost of completion of the project

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5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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 portion to the percentage of completion of the project.

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/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 on this day of 13/02/2018.

Deponent

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ATTESTED

NOTARY PUBLIC DELHI

14 FEB 2018