



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹500

e-Stamp

Certificate No. : IN-DL86154907275622X
Certificate Issued Date : 19-May-2025 12:35 PM
Account Reference : IMPACC (IV)/ dl857503/ DELHI/ DL-SAD
Unique Doc. Reference : SUBIN-DL85750311566304382135X
Purchased by : RYAGO HOMES PRIVATE LIMITED
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : RYAGO HOMES PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : RYAGO HOMES PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 500
(Five Hundred only)

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Please write or type below this line

IN-DL86154907275622X

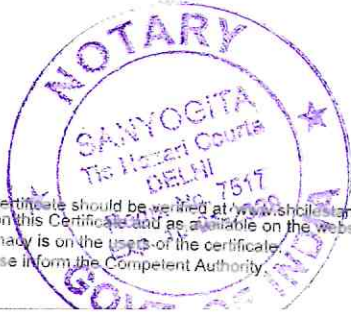
FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER

[Signature]

Statutory Alert:

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



AFFIDAVIT CUM DECLARATION

Affidavit sum Declaration of **MR. AKSHAY CHAUDHRY**, son of Late Ajay Chaudhry, 41 years, Business, Indian National, Holder of Pan Card AFSPC5819E and resident of E-47, Sector – 39, Near Ryan International School, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201301, duly authorised by RYAGO HOMES PRIVATE LIMITED (*hereinafter referred to as the Promoter*) promoter of the proposed New project, vide an authorisation No. (2024-2025/10) dated 06-01-2025;

I, Mr. Akshay Chaudhry, duly authorized by the promoter of the RERA Project “**EL BARRO**” do hereby solemnly declare, undertake and state on oath as under:

1. That Promoter have/has a legal title to the land on which the development of the new project “**EL BARRO**” is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the Deed of Sale between the Owner and Promoter is enclosed herewith.;
2. That the said land is free from all encumbrances;
3. That the time period within which the project shall be completed by the promoter is 18th October 2028;
4. 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;
5. I say that, I have already opened a separate Bank Account for the same, bearing account Number- 10200303990 in IDFC First Bank, Gurgaon Galleria Branch.
6. That “**EL BARRO**”, 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:

Ryago Homes Pvt Ltd El Barro RERA Designated Account

Account Number: 10200303990

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.



[Handwritten Signature]

7. 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;
8. 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;
9. 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.
10. That promoter shall take all the pending approvals on time, from the competent authorities.
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

Solemnly affirmed before me in this 20 day of the **May** month of **2025** at Delhi.



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 Delhi on this 20th day
of the **May** month of **2025**,





DEPONENT

ATTESTED

NOTARY PUBLIC DELHI

20 MAY 2025