

Government of National Capital Territory of Delhi

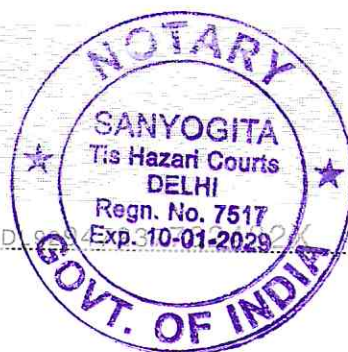
₹500

e-Stamp

Certificate No.	: IN-DL92947237762432X
Certificate Issued Date	: 30-May-2025 02:05 PM
Account Reference	: IMPACC (IV)/ dl857503/ DELHI/ DL-SAD
Unique Doc. Reference	: SUBIN-DL DL85750323915462240320X
Purchased by	: VIANAAR RETREATS PVT LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: VIANAAR RETREATS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: VIANAAR RETREATS PVT LTD
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below this line



Retreats Pvt. Ltd.
Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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.
4. 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
AUTHORISED BY THE PROMOTER/LAND OWNER

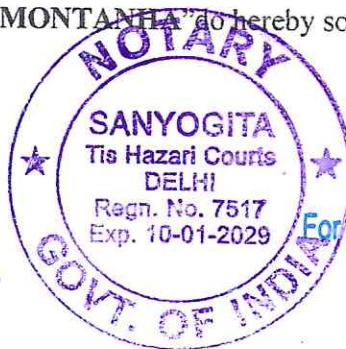
AFFIDAVIT CUM DECLARATION

Affidavit sum Declaration of

1. **MR. SNEHAL DHARMA PEDNEKAR**, son of Dharma Pednekar, age 37 years, Indian National, Holder of Pan Card No. [REDACTED], 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. **MR. AKSHAY CHAUDHRY**, son of Late Ajay Chaudhry, 41 years, Business, Indian National, Holder of Pan Card [REDACTED] and resident of E-47, Sector – 39, Near Ryan International School, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201301, duly authorised by VIANAAR RETREATS PRIVATE LIMITED (*hereinafter referred to as the Promoter*) promoter of the proposed New project, vide an authorisation No. (2024-2025/8) dated 16-01-2025;

(The LAND OWNER and the DEVELOPER are jointly referred to as “PROMOTER” of the Proposed New Project)

We, Mr. Snehal Dharma Pednekar, authorized representative of MAHA SEER HOTELS AND RESORTS PRIVATE LIMITED and Mr. Akshay Chaudhry, duly authorized by the promoter of the RERA Project “LA MONTANA” do hereby solemnly declare, undertake and state on oath as under:




For Vianaar Retreats Pvt. Ltd.
Authorised Signatory

For Maha Seer Hotels & Resorts Pvt. Ltd.


Authorised Signatory

That Owner (**MAHA SEER HOTELS AND RESORT PRIVATE LIMITED**) as mentioned in the development agreement have a legal title to the land on which the development of the new project "LA MONTANHA" is to be carried out;

AND

A legally valid authentication of the title of such land along with an authentication copy of the Development Agreement between such Owner and Promoter for development of the real estate project is enclosed herewith

1. That the said land is free from all encumbrances;
2. That the time period within which the project shall be completed by the promoter is 18th October 2028.
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- 10211542485 in IDFC First Bank, Gurgaon Galleria Branch.
5. That "LA MONTANHA", 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 Montanha RERA Designated Account

Account Number: 10211542485

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,**



For Vianaar Retreats Pvt. Ltd.

Authorised Signatory

For Maha Seer Hotels & Resorts Pvt. Ltd.

Authorised Signatory

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.
9. That promoter shall take all the pending approvals on time, from the competent authorities.
10. 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 on this 30 day of the May month of the year 2025.

For Vianaar Retreats Pvt. Ltd.

Authorised Signatory

Akshay Chaudhry

VIANAAR RETREATS PRIVATE LIMITED

For Maha Seer Hotels & Resorts Pvt. Ltd.

For the Developer

Authorised Signatory

Snehal Dharma Pednekar

Authorised Signatory

MAHA SEER HOTELS AND RESORTS PRIVATE LIMITED

For Land Owner



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 30 day of the May month of 2025,

DEPONENT

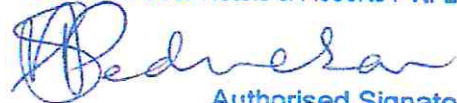
For Vianaar Retreats Pvt. Ltd.

Akshay ~~Chaudhary~~ ^{Authorised Signatory}

VIANAAR RETREATS PRIVATE LIMITED

For the Developer

For Maha Seer Hotels & Resorts Pvt. Ltd.



^{Authorised Signatory}

Snehal Dharma Pednekar

Authorised Signatory

MAHA SEER HOTELS AND RESORTS PRIVATE LIMITED

For Land Owner



ATTESTED



NOTARY PUBLIC DELHI

30 MAY 2025