Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹20

e-Stamp

Certificate No.	: IN-DL08489748639140W
Certificate Issued Date	: 26-Jun-2024 11:54 AM
Account Reference	: IMPACC (IV)/ dl783903/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL78390372488394465374W
Purchased by	: WESTBURY HOSPITALITY PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: WESTBURY HOSPITALITY PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: WESTBURY HOSPITALITY PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 20 (Twenty only)

सत्यमेव जयते

NOTARY SUSHMA GUPTA Regd. No. 19615 Expiry Date 21-02-2025 Approved by Govt. of India

Please write or type below this line

IN-DL08489748639140W

NOTARY SUSHMA GUPTA Regd. No. 19615 Expiry Date 21-02-2025 Approved by Govt. of India

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Westbury Hospitality Pvt Ltd, **the company**, promoting the proposed project **PALM PARADISE**

M/s. Westbury Hospitality Pvt Ltd, **the company**, promoting the proposed project do hereby solemnly declare, undertake and state as under:

For WESTBURY HOSPITALITY PVT. LTD.

DIRECTOR

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. 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.

1. That the company has a legal title to the land for survey no 92/2A1 and 92/3 on which the development of the project is proposed and have also entered into joint development agreement /collaboration agreement /development agreement or any other agreement with K Srinivas, Rohith and Munni Reddy who possess a legal title to the land bearing survey no : 93/1A and 93/1B 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 company for development of the project 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 Company is 31.12.2025.

4. That seventy per cent of the amounts realised by the Company 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, as far as building is concerned. For layout projects, it will be the cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That the Company 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That the Company shall take all the pending approvals on time, from the competent authorities.

NOTARY
SUSHMA GUPTA
Regd. No. 19615
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For WESTBURY HOSPITALITY PVT. LTD.

DIRECTOR

WESTBURY HOSPITALITY PVT. LTD. New Delhi

8. That the Company has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the Company shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For WESTBURY HOSPITALITY PVT. LTD.

Deponent
DIRECTOR

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by the Company therefrom.

Verified at **New Delhi** on this **26th** day of **June' 2024.**

For WESTBURY HOSPITALITY PVT. LTD.

Deponent
DIRECTOR

ATTESTED

NOTARY PUBLIC
NCT DELHI

NOTARY
SUSHMA GUPTA
Regd. No. 19615
Expiry Date
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Approved by Govt. of India

26 JUN 2024

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.