



REP-II

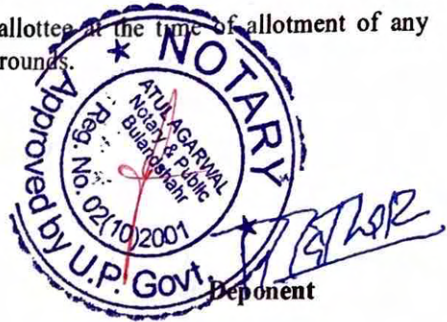
AFFIDAVIT CUM DECLARATION

I, Rajat Pathak S/o Sh. Pradeep Kumar Pathak, Authorized Representative of M/s Godrej properties Limited (Pan AAACG3995M) (CIN:-L74120MH1985PLC035308), a company incorporated under the Companies Act 1956 having its registered address at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400079, (hereinafter referred to as “Promoter”) do hereby solemnly swear, declare, undertake and state as under:

1. That I am the Authorized Signatory of the Promoter and am duly competent and authorized to depose the present affidavit.
2. That the Promoter is developing a residential group housing complex on plot GH-01A Sector 146, Noida, State Uttar Pradesh measured 25,000 sqm in single phase and presently registering known as “Godrej Tropical Isle” and having 700 residential units and 21 commercial units along with amenities, facilities, services etc. and such other developments as may be permitted (hereinafter referred to as “Project”).
3. That the Promoter has legal title over the land on which the development of Project is proposed.
4. The said land is free from all encumbrances.
5. That the time period within which the Project shall be completed by the Promoter is 28th Feb, 2030.
6. That 70% (Seventy percent) of the amounts realized by the 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 the said amount shall be used only for that purpose.
7. That the amounts from separate account, to cover the cost of the Project shall be withdrawn in proportion to the percentage of completion of the Project.
8. That the amount from separate account shall be withdrawn only after it is certified by an engineer, an architect and a practicing chartered accountant that the withdrawal is in proportion to the percentage of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 collected for a particular Project have been utilized for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
10. That the Promoter shall take all the pending approvals on time, from the competent authorities.

ATTESTED
Atul Agarwal
Notary (Public)
Bulandshahr

11. That the Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
12. That the Promoter 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.



VERIFICATION

Verified at Noida that on this 06 day of June 2023, that the contents of the present Affidavit cum Declaration are true and correct to the best of our knowledge and the record maintained by the Promoter and nothing material has been concealed therefrom.


Deponent

ATTESTED


Atul Agarwal
Notary (Public)
Bulandshahr

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY
THE MANAGEMENT COMMITTEE OF THE BOARD OF
DIRECTORS OF GODREJ PROPERTIES LIMITED AT ITS
MEETING HELD ON JANUARY 05, 2023**

“RESOLVED THAT Mr. Ankur Agarwal (Region Head NCR II) and Mr. Rajat Pathak (Manager, Government Relations) (hereinafter referred to as “Authorized Signatories”), be and are hereby severally authorized to sign and submit to New Okhla Industrial Development Authority, Ministry of Environment and Forest and Climate Change, Uttar Pradesh Pollution Control Board, Uttar Pradesh Power Corporation Limited, Uttar Pradesh Forest Service, Uttar Pradesh Fire Service, Noida Metro Rail Corporation, Dedicated Freight Corridor Corporation of India Limited, State Environment Assessment Committee and Airport Authority of India, Real Estate Regulatory Authority, Labour Department, District Magistrate Office, Deputy Commissioner Office, Tehsildar Office, Assistant Commissioner Office, Assistant Director Land Record (ADLR) and any other statutory body and Government authority concerned for obtaining approvals, clearances, sanctions as may be required in connection with the proposed development of group housing project on land situated at Sector 146 of Noida, Utter Pradesh and to pay such fees, charges, deposits that may be payable in respect thereof and to make all necessary applications, documents, declarations, affidavits, correspondence etc., to appear before the Government, Local or Statutory bodies or authorities concerned and do any other acts, deeds, actions, writings and things that may be necessary to give effect to this resolution.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above authorised signatories are in the employment of Godrej Properties Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the Board of Directors or its Committee or the date on which any of the authorised signatories ceases to be in employment of Godrej Properties Limited or any of its affiliate companies/entities.”

For Godrej Properties Limited


f **Ashish Karyekar**
Company Secretary and Compliance Officer

Date of Issue: January 09, 2023

