

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-01B Sector 146, Noida, State Uttar Pradesh measured 25,001 sqm in single phase and presently registering known as “**Godrej Jardinia**” and having 700 residential units and 20 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 03rd December, 2028.
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 That the amounts from separate account, to cover the cost of the Project shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amount from separate account shall be withdrawn only after it is certified by an engineer, an architect and a practicing chartered accountant that the withdrawal is in proportion to the percentage of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.

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.

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



GODREJ PROPERTIES LTD.

Rajat Pathak
Authorized Signatory

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.

GODREJ PROPERTIES LTD.

T. K. Kulkarni
Authorized Signatory

Deponent

VERIFICATION

Verified at G. Noida that on this 06 day of March 2024, 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.

GODREJ PROPERTIES LTD.

T. K. Kulkarni
Authorized Signatory

Deponent



FORM 'B'
[See rule3(4)]

**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 Mr./Ms. Rajat Pathak promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

_____ have/has a legal title 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 said land is free from all encumbrances.

OR

That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 5 Years

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

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate 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.

7. That I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

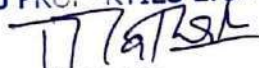
GODREJ PROPERTIES LTD.

Pathak

Authorized Signatory



8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

GODREJ PROPERTIES LTD.

Deponent Signatory

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 _____ .

GODREJ PROPERTIES LTD.

Deponent
Authorized Signatory

