



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-D-04/A Sector 44, Noida, State Uttar Pradesh** measured **26136.55** sq. m in single phase and presently registering known as “**Godrej Riverine**” and having **416** residential units and **13** 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 **23rd Sep, 2029**.
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 That the amounts from separate account, to cover the cost of the Project shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amount from separate account shall be withdrawn only after it is certified by an engineer, an architect and a practicing chartered accountant that the withdrawal is in proportion to the percentage of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.
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.

 Authorized Signatory
Deponent

GODREJ PROPERTIES LTD.

 Authorized Signatory
Deponent



VERIFICATION:

I, **Rajat Pathak** of Noida that on this 09 day of October 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.

ATTESTED

Dharampal Singh
 Notary Advocate
 Reg. No. 2317
 Dist. Gautam Budh Nagar

Godrej Properties Limited
 3rd Floor, UM House Tower A
 Plot no 35p, Gate No 1, Sector 44,
 Gurugram -122002, Haryana, India
 Tel: +91-124-495 6150/646 2888
Regd. Office: Godrej One,
 5th Floor, Pirojshanagar,
 Eastern Express Highway,
 Vikhroli (E), Mumbai - 400 079, India
 Tel.: + 91-22-6169 8500
 Fax: + 91-22-6169 8888
 Website: www.godrejproperties.com

CIN: L74120MH1985PLC035308

To,
 Uttar Pradesh Real Estate Regulatory Authority,
 Naveen Bhavan, Rajya Niyojan Sansthan,
 Kala Kankar House, Old Hyderabad, Lucknow - 226007

Sub:- Affidavit/Declaration for Bank Accounts for the Project Godrej Riverine

I, **Rajat Pathak** authorized representative of Godrej Properties Limited (the "Promoter") of the proposed project, do hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project **Godrej Riverine** situated at Sector 44, Noida.

I also undertake that any secured/unsecured project finance availed for the project will be deposited in the separate account only.

Sr. No.	Details	Collection Account	Separate Account	Transaction Account
1.	Name of Account	GODREJ PROPERTIES LTD COLLECTION ACCOUNT FOR GODREJ RIVERINE	GODREJPROPERTIES LTD SEPARATE ACCOUNT FOR GODREJ RIVERINE	GODREJ PROPERTIES LTD RERA TRANSACTION ACCOUNT FOR GODREJ RIVERINE
2.	Account Number	924020051464973	924020051465138	924020051465084
3.	Bank Name	Axis Bank Ltd.	Axis Bank Ltd.	Axis Bank Ltd.
4.	Branch Name	Noida	Noida	Noida
5.	Branch Address	GROUND FLOOR, N-6, SECTOR 11 NOIDA-201301	GROUND FLOOR, N-6, SECTOR11 NOIDA-201301	GROUND FLOOR, N-6, SECTOR11 NOIDA-201301
6.	IFSC Code	UTIB0002462	UTIB0002462	UTIB0002462
7.	Branch Email	brhd2462@axisbank.com	brhd2462@axisbank.com	brhd2462@axisbank.com
8.	Branch Phone No.	+919811792462	+919811792462	+919811792462

GODREJ PROPERTIES LTD.

Rajat Pathak
 Authorized Signatory

DEPONENT

GODREJ PROPERTIES LTD.

Rajat Pathak
 Authorized Signatory

DEPONENT

VERIFICATION:

The Contents of the affidavit cum declaration are true and correct based on the records maintained by the Promoter and nothing material has been concealed by me therefrom.

Verify by me at _____ in this _____ date of _____

ATTESTED

Dharampal Singh
 Notary Advocate
 Reg. No. 2317
 Dist. G.B. Nagar

Dharampal Singh





INDIA NON JUDICIAL



IN-UP98883255720277W

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP98883255720277W
 Certificate Issued Date : 26-Sep-2024 10:38 AM
 Account Reference : NEWIMPACC (SV)/ up14005804/ GAUTAMBUDDH NAGAR 2/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400580494575065181294W
 Purchased by : GODREJ PROPERTIES LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : GODREJ PROPERTIES LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : GODREJ PROPERTIES LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



M/s GODREJ PROPERTIES LTD.

[Signature]
Authorized Signatory

Statutory Alert:

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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
N.A 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 N.A 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 **23rd September 2029**.
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.

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.

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.



ATTESTED
Virendra Kumar Garg
Notary Advocate
Reg. No.-2874
G.B. Nagar

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.

T. K. Garg
Authorized Signatory
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 25 Sep on this day of 2024

GODREJ PROPERTIES LTD.

T. K. Garg
Authorized Signatory
Deponent



ATTESTED
Virendra Kumar Garg
Notary Advocate
Reg. No.-2874
G.B. Nagar