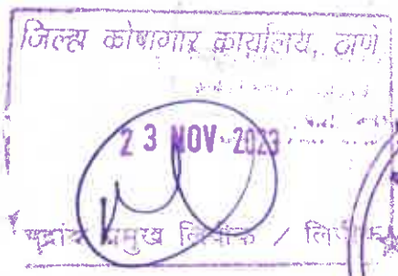
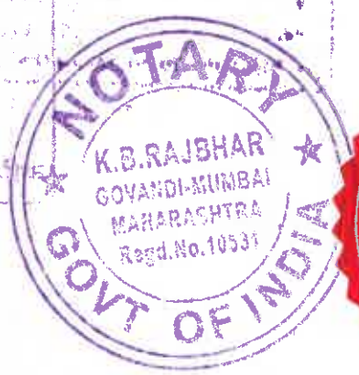


महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ CC 622532









FORM 'B'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

We, **Godrej Properties Limited**, a company incorporated under the Companies Act, 1956 having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Vikhroli (E), Mumbai 400 079 (hereinafter referred to as "**Promoter**") of the proposed project **"Godrej Reserve Wing 1"** , by hands of its authorised signatory Mr. Sanjay Bhagat vide its Board Resolution dated 11 December, 2023, do hereby solemnly declare, undertake and state as under:

1. The Promoter is seized and possessed the land admeasuring 1701.29 square meters or thereabouts and more particularly described in the Schedule written herein under ("**the Land**") which is proposed to be developed by the Promoter under the name and style of "**Godrej Reserve Wing 1**" ("**Project**") along with common areas and facilities of the Project. The Promoter has a legal title report *interalia*, to the land on which the development is to be carried out. A legal valid authentication of title of the Land alongwith the authenticated copy of the title documents is uploaded on the RERA portal.



खोडपत्र - १

28 NOV 2023

दस्त क्रमांक ५४८८७८ दिनांक .....

दस्ताचा प्रकार - .....

दस्त नोंदणी करणार आहे का ? होय/नाही

नियोजनीचे गोषवाऱ्यात वर्णन - Vikhroli

मुद्रांक विकत घेणाऱ्याचे नांव - Godrej Properties Ltd.

दुसऱ्या पक्षकाराचे नांव, वय व संही - Mangesh

तुमच्या पक्षकाराचे नांव - .....

मुद्रांक शुल्क रक्कम - .....

मुद्रांक विक्रेत्याची सही - (शंकर साहेबराव काटकर)

मुद्रांक विक्रीचे ठिकाण/पत्ता - ठाणे जिल्हा सत्र न्यायालय, ठाणे (प.) - ४०० ६०१.

परवाना मुद्रांक क्रमांक - १२०१०३१

वरील कारणासाठी जयांनी मुद्रांक खरेदी केला त्यांनी स्वतः कारणासाठी मुद्रांक खरेदी केलाचाबाबत व लिहिल्या मजकुराचे वाचन/स्पष्टीकरण केले.

2. The Project Land is free from encumbrances.

3. That the time period within which the Project shall be completed by Promoter from the date of registration of the project is **30.06.2030.**

4. That seventy percent of the amount to be realised hereinafter by Promoter for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in schedule bank to cover the cost of construction and land cost and shall be used only for that purpose.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosure on website) Rule, 2017 **("the Rules").**

6. That the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing 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.

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

8. That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 **("the Act")** and under rule 3 of the Rules, within seven days of the said changes occurring.

9. That the Promoter had furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That Promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Godrej Properties Limited
Through its Authorized 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 Mumbai on this 23rd day of January, 2024

Deponent

Godrej Properties Limited
Through its Authorized Signatory

BEFORE ME
23.1.24
K.B. RAJBHAR
Reg. No. 10531 B.Com., LL.B.
ADVOCATE & NOTARY
(GOVT. OF INDIA)

NOTED & REGISTERED
Sr. No. 203 Page No. 46
Date 23 JAN 2024

23 JAN 2024

Schedule hereinabove referred to

(Description of the Land)

All that piece and parcel of land admeasuring 1,701.29 square meters or thereabouts, consisting of CTS Numbers 146/2(pt), 146/3(pt), 146/4(pt), at Village Akurli, Taluka Goregaon (as per Property Register Cards) and Taluka Borivali (as per 7/12 extracts), Mumbai Suburban District - 400101 and bounded as follows:

North	Akurli road, CTS 144/1, 145
South	Wing-2
East	Prop. 18.30 meter DP road
West	Extended podium, Prop 13.40 meter DP road

forming part of the layout land admeasuring 45,811.67 square meters or thereabouts consisting of CTS Numbers 146/1(pt), 146/2(pt), 146/3(pt), 146/4(pt), 146/4, 146(pt), 146/7(pt), 125(pt), 126(pt), 127(pt) ("**Layout Land**"), which further forms part of larger property admeasuring 75,328.10 square meters or thereabouts comprising of CTS Numbers 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 situate, lying and being at Village Akurli, Taluka Goregaon (as per Property Register Cards) and Taluka Borivali (as per 7/12 extracts), Mumbai Suburban District - 400101 ("**Larger Land**").

GODREJ PROPERTIES LIMITED MUMBAI