भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

SEAL OF NOTARY ★ SHAILESH V. GORE NAGPUR DISST. (M.S.) INDIA REGN. NO. 7329 MY TERM WILL EXPIRE ON DT. 7/12/2018 ★ GOVT. OF INDIA

NAGPUR TREASURY SG 950401 21 JUL 2017 Stamp Head Clerk / Sr. Clerk

NOTARIAL REG. ENTRY NO. 2619 DATE 25 JUL 2017

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THEPROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Rajesh Saraogi - Director and authorized signatory of the Promoter i.e. Goldbricks Infrastructure Pvt. Ltd. of the ongoing project called "Godrej Anandam World City – Towers A to E", vide their authorization dated 25-July-2017;

I, Mr. Rajesh Saraogi, Director and authorized signatory of the Promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

1. The Promoter has a legal title report to the land on which the development of the project is proposed. A legally valid authentication of title of such land along with an authenticated copy of the Development Management Agreement dated 30-09-2011 byPromoter in favour of Godrej Properties Limited for managing and supervising development of the real estate project is enclosed herewith.

Goldbrick Infrastructure Pvt. Ltd. NAGPUR (M.S.)

2. That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details are as under:

Below mentioned is the encumbrance in respect of land:

Sr No	Name of Institution	Amount of Sanctioned Loan
1	PNB Housing Finance Limited	175.00 Cr

Below mentioned is the Litigation in respect of land under development:

Sr. No.	Case No.	Name of Petitioner	Name of Opponents	Particulars of case in brief
1	WP/6841/2016 (High Court, Nagpur)	Godrej Properties Limited	Chief Controlling Revenue Authority, IGR, Pune	The Chief Controlling Revenue Authority, Pune by judgment dated 22-09-2016 directed petitionerto pay the deficit stamp duty of Rs.14,39,82,575/- and penalty of Rs.8,73,902/-. The Promoter has filed writ petition before Nagpur High Court challenging the said judgment.
2.	Case no:25/2016-17	Goldbricks Infrastructure Private Limited	(i) City Survey Officer No.1, Nagpur; (ii) District Superintendent, Land Records, Nagpur (Iii) Sub Divisional Officer, Nagpur	Appeal challenging order dated 13-03-2009 issued by Sub Divisional officer, Nagpur under section 247 of Maharashtra Land Revenue Code, 1966. Stay order is passed in favour of petitioner.

3. That the time period within which the project shall be completed by Promoter from the date of registration of project is 31st August 2023.

4. That seventy per cent of the amounts to be realized hereinafter by Promoterfor the real estate project from the allotees, 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 shall be withdrawn in accordance with Rule 5.

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

Goldbrick Infrastructure Pvt. Ltd. NAGPUR (M.S.)

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 Act and under rule 3 of these rules, within seven days of the said changes occurring.

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

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

Goldbrick Infrastructure Pvt. Ltd. NAGPUR (M.S.)

MR. RAJESH SARAOGI
DEPONENT

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Nagpur on this 25day of July, 2017.

SEAL OF NOTARY SHAILESH V. GORE NAGPUR DISST. (M.S.) INDIA REGN. NO. 7329 MY TERM WILL EXPIRE ON DT. 7/12/2018 GOVT. OF INDIA

SEAL OF NOTARY SHAILESH V. GORE Dist. NAGPUR Reg. No. 7329 GOVT. OF INDIA

Goldbrick Infrastructure Pvt. Ltd. NAGPUR (M.S.)

MR. RAJESH SARAOGI
DEPONENT

Sworn before me on this 25th day of July 2017 at Nagpur by Shir/Smt./Ki. Rajesh Saraogi R/o. Nagpur who has been identified by Shri/Smt..... Advocate, Nagpur

25 JUL 2017

NOTARY Govt. Of India Nagpur (M.S.) INDIA

CANCELLED NOTARIAL NOTARIAL NOTARIAL CANCELLED NOTARIAL NOTARIAL