



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००३
- 5 MAY 2017
सक्षम अधिकारी

श्री. रा. क. पोटले

AFFIDAVIT CUM DECLARATION
('Form B')

[The Real Estate (Regulation and Development) Act 2016 ("Act") read with Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates Of Interest And Disclosures On Website) Rules, 2017 ("Rules")]

Affidavit cum Declaration of Mr. Mayank Poddar, authorized signatory of the Godrej Vikhroli Properties India Limited ("the Promoter") duly authorized by the Promoter, vide its authorization dated 19th April 2017;



11 MAY 2017

11 MAY 2014

NOTA
K. B. RA
GOVANE
GOVT

[Handwritten signature]

मुद्रांक दिवसिने दिवस/पत्र : श्री. जगदीश सुब्बाय्य कदम
२९० शाहिद भगत सिंह रोड, २/५५, ४५५५ मुंबई,
प्लॉट २०२२

कोर्ट, मुंबई - ४००००७, टेली. नं. २५२२४८७

शासकीय कार्यालय/अध्यक्षता कार्य निदेशावली/सादर करणेसाठी मुद्रांक
काजदाची आवश्यकता नाही. (शासन व्यवस्था दि. ०१/०६/२००४ मुद्रांक)

या कारण साठी ज्यांनी गुणक खरेदी या नावांनी त्यांच्या नावावरून ६ महिन्यात सापळाचे पंधरा लाख रुपये



Mr. Mayank Poddar, on behalf of the Promoter and duly authorized by the Promoter do hereby solemnly declare, undertake and state as under:

1. That the Promoter have a legal Title Report to the land being contiguous non-agricultural freehold and leasehold lands admeasuring approximately 34.20 acres comprised of 28.22 acres of leasehold land having perpetual lease and 5.98 acres of freehold land bearing New C.T.S No. 51/B situated at Pirojshanagar, village Vikhroli, Taluka Kurla, District Mumbai Suburban ("the Land") and have proposed development of the Land to be carried out under the project name and style known as "The Trees". The legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter is enclosed herewith as "Annexure- 1". The Promoter have commenced the development of the Trees project in phase and segment wise manner and has commenced construction of the Residential Phase II ('Phase II') consisting of 5(Five) nos. of Building(s)/Wing(s) bearing nos. K, L, M , N, and O ("Project").
2. That the project land is free from all encumbrances.
3. That the time period within which the Project shall be completed by the Promoter is ~~five (5) years from the date of registration of project~~ by 30th June 2021
4. That seventy per cent of the amounts to be realized hereinafter by the Promoter for the Project from the allottees/purchasers, from time to time, shall be deposited in a separate bank account to be maintained to cover the cost of construction and the land cost of the Project 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 the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates Of Interest And Disclosures On Website) Rules, 2017.
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 the 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 Act and under rule 3 of these rules, within Thirty days of the said changes occurring.
9. That the Promoter have 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 allottee/purchaser at the time of allotment of any apartment, plot or building, as the case may be.


Mayank Poddar
(Deponent)

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 29 MAY 2017 day _____ of 2017.


Deponent



ATTESTED BY ME

K. B. RAJBHAR
Reg. No. 10531 B.Com.LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA

29 MAY 2017