



महाराष्ट्र MAHARASHTRA

2023

जाहपत्र - २

CB 522730



गुदांक विक्री नोंदवही

अनुक्रमांक ..64404.....

दिनांक ..1.3 SEP 2023

दस्तावा प्रकार - Agreement

दस्त नोंदणी करणार आहे का ?

होय/नही

मिळकतीचे चोदकरात वर्णव -

गुदांक विक्री सेनाचारे नांव -

Godrej Properties Ltd

हस्ते असल्यास त्याचे नांव,

पत्ता व खेती -

maresh

दस्तावा प्रकारचे नांव -

गुदांक शुद्ध रक्कम - 1000000

गुदांक विक्रीचा ठर (मिळकती, पट, मालकीकर).

गुदांक विक्रीचे ठर/पट - मंगल प्लॉट/मंगल प्लॉट/मंगल प्लॉट

दस्तावा नं. २९, मंगल प्लॉट, मंगल प्लॉट, मंगल प्लॉट

आणि (प. २) - २०० ६०१.

दस्तावा गुदांक क्रमांक - ९२२९०९०

या कारणासाठी यांनी गुदांक खरेदी केला त्याची त्याच कारणासाठी गुदांक खरेदी केल्यामुळे मंजूरता काढण्यात येईल असे



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 Sky Terraces**", by hands of its authorised signatory Mr. Himanshu Rai vide its Board Resolution dated 1st August 2023, do hereby solemnly declare, undertake and state as under:

Handwritten signature/initials.





1. The Promoter is seized and possessed the land admeasuring 4265.50 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 Sky Terraces ("Project") along with common areas and facilities of the Project. The Promoter has a legal title report *ineralia*, to the Land on which the development is to be carried out. A legal valid authentication of title of the Land along with the authenticated copy of the title documents is uploaded on the RERA portal.
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 25th MARCH 2029
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents,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
Mr. Himanshu Rai



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 21st day of NOVEMBER 2023

Deponent

Godrej Properties Limited
Through its Authorized Signatory,
Mr. Himanshu Rai



Schedule hereinabove referred to

(Description of the Land)

All that piece and parcel of land admeasuring 4265.50 square meters or thereabouts as per the Property Register Cards), in aggregate, bearing CTS Nos. 418, 418/1 to 418/11 of Village Deonar, Taluka Kurla, Registration District of Mumbai Suburban, situate, lying and being at Deonar Farm Road, Deonar, Mumbai 400088 and bounded as follows i.e., to say:-

On or towards North : Existing Nallah;

On or towards East : Existing Nallah

On or towards West : CTS No. 414, Property formerly of Berozebar Ardeshir Shapurji Nariawala ; and

On or towards South : 13.40 mt. wide road



BEFORE ME


S.M.H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist



21 NOV 2023

21 NOV 2023