



महाराष्ट्र MAHARASHTRA

2023

700000713



FORM - 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Reg. No. 15968
Mumbai
MAHARASHTRA
Exp. Date
11/12/2024

Affidavit cum Declaration of GODREJ & BOYCE MANUFACTURING COMPANY LIMITED having its Office at Pirojshanagar, Vikhroli, Mumbai 400079, the Promoter of the project known as "Godrej Vistas", through its duly authorized signatory Mr. Anup Mathew authorised vide its Board Resolution dated December 20, 2023.

We, the Promoter of the project "Godrej Vistas", through our authorised signatory, Mr. Anup Mathew do hereby solemnly declare, undertake and state as under:

The Promoter is in process of developing the last phase of Godrej Garden Enclave Project, a land parcel admeasuring approximately 7,763 sq. mtr. or thereabouts at Godrej Garden Enclave, Pirojshanagar, Vikhroli, Mumbai - 400079 (Project Land). The present project "Godrej Vistas" is located at Godrej Garden Enclave, Pirojshanagar, Vikhroli, Mumbai 400079.

Handwritten signature in blue ink.



1. That, Promoter has a legal title to the land on which the development of the project is undertaken.

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. The Project Land is free from all encumbrances and there is no mortgage on the project land.

3. That, the time period within which the project shall be completed by the Promoter is 31-12-2029.

4. For new projects

a. That, seventy per cent of the amounts realized by 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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

7. That, promoter shall get the accounts audited within six (6) 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.

8. That, promoter shall take all the pending approvals on time from the competent authorities.

9. That, promoter have 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this ²⁶~~18th~~ day of ^{February}~~January~~ 2024

For Godrej & Boyce Manufacturing Company Limited


Anup Mathew

Executive Vice President & Business Head
Godrej Construction

Place: Mumbai

Date: ²⁶~~18th~~ February '2024

BEFORE ME



NATASHA B. WADIA
ADVOCATE & NOTARY GOVT. OF INDIA
GLS LLB REG. NO. 15968
619, Parsi Colony,
Dadar, Mumbai-400 014.

