

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

गैर रुपये

Rs. 500

INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA

जोडपत्र - २

BS 862842

2022



प्रमाणित ... 18.11.2022

दस्तावेज नं. ... 18.11.2022

दस्तावेज नं. ... 18.11.2022

महाराष्ट्र राज्य सरकार

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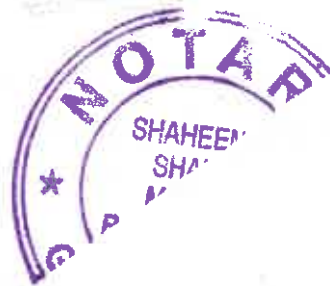
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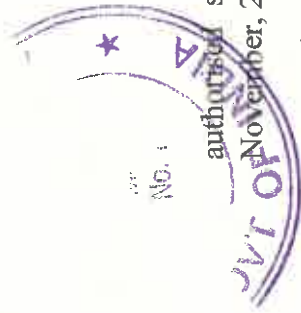
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authorized signatory Mr. Pranav Chaudhari vide its Authorisation letter dated 9th November, 2022, do hereby solemnly declare, undertake and state as under:

1. The Promoter is seized and possessed the land admeasuring 2, 23,950 sq. mtrs., and more particularly described in the Schedule written herein under ("the Land") of which the Promoter under the name and style of "**Godrej Country Estate**" ("Project") along with common areas and facilities of the Project. The Promoter has a legal title report *inter alia*, 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.
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 30th April 2026.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents,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 Projects Development Limited
Through its Authorized Signatory
Mr. Pranav Chaudhari



28 NOV 2022

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 28th day of November 2022

Deponent

Godrej Projects Development Limited

Through its Authorized Signatory

Mr. Pranav Chaudhari



BEFORE ME

SHAHEEN J. SHAIKH
NOTARY GOVT. OF INDIA
Regd. No. 11117
314, Sai Prasad Shopping Centre Below,
Vikhroli Court, Kurla, Mumbai - 400 083,
Vikhroli (East) Tel: 4000 4000 - 400 083.

Schedule hereinabove referred to

(Description of the Land)

28 NOV 2022

All that piece and parcel of land bearing Old Gat No. 445/1, 476/2, 480/2, 496/1, 496/2, 498, 499/1/2, 499/1/3, 499/2, 499/3, and 493/1/2 (new gat numbers 445/1/1 to 445/1/228) and 482/1 having new plot numbers 1 to 409 admeasuring in aggregate 2,08,100 square meters and land bearing gat number 493/1/2 having new plot numbers 1 to 32 admeasuring in aggregate 15,850 square meters situated at Kurze, Taluka Vikramgad & District Palghar along with internal roads, amenity open space and other areas aggregating to 2,23,950 Square Meters, all lying, being and situate at Village Kurze, Taluka Vikramgad, District Palghar having the boundaries as follows:

On or towards the North : Gat No. 475 and Gat No. 478

On or towards the South : Gat No. 493 balance and Gat No. 494, Gat No. 481

On or towards the East : Gat No. 446, Gat No. 444, Gat No. 521

On or towards the West : Gat No. 478, Gat No. 482 balance part

