

REP-II
AFFIDAVIT CUM DECLARATION

I, Vidush Arya, S/o V.P. Arya, Authorised signatory of M/s Godrej Properties Limited, a listed company, registered under the provisions of the Companies Act, 1956, having its office at 3rd Floor, UM House, Tower A, Plot No. 35, Sector - 44, Gurgaon, Haryana, (hereinafter referred to as "Promoter") do hereby solemnly swear, declare, undertake and state as under:

1. That I am the Authorised signatory of the Promoter and am duly competent and authorised to depose the present affidavit.
2. That the Promoter is developing a project known as "Godrej Habitat" (hereinafter referred to as "Project"), to be set up at Sector-3, Gurugram.
3. That the Promoter has development rights of the Project proposed. As per the Development Agreement dated 06.09.2018 and General Power of Attorney dated 06.09.2018, both duly registered before the Sub Registrar, Gurgaon duly submitted in Rep-I.
4. That the said land is free from all encumbrances.
5. That the time period within which the Project shall be completed by the Promoter is March 31, 2024. (with 1 (one) year of extendable grace period)
6. That 70% (seventy per cent) of the amounts realized by the 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 the said amount shall be used only for that purpose.
7. That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.
8. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a practicing chartered accountant, that the withdrawal is in proportion to the percentage of completion of the Project.
9. That the Promoter shall get the accounts audited within six 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 utilised for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
10. That the Promoter shall take all the pending approvals on time, from the competent authorities.
11. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That the 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

Verified at Gurgaon that on this 12th day of February, 2019, that the contents of the present Affidavit cum Declaration are true and correct to the best of our knowledge and the records maintained by the Promoter and nothing material has been concealed therefrom.



Deponent