



**Government of Uttar Pradesh**

e-Stamp

**Certificate No.**  
**Certificate Issued Date**  
**Account Reference**  
**Unique Doc. Reference**  
**Purchased by**  
**Description of Document**  
**Property Description**  
**Consideration Price (Rs.)**  
**First Party**  
**Second Party**  
**Stamp Duty Paid By**  
**Stamp Duty Amount(Rs.)**

: IN-UP10098946056674W  
: 19-Dec-2024 01:53 PM  
: NEWIMPACC (SV)/ up14005804/ GAUTAM  
: SUBIN-UPUP1400580417084057886329W  
: GODREJ PROPERTIES LIMITED  
: Article 4 Affidavit  
: Not Applicable  
:  
: GODREJ PROPERTIES LIMITED  
: Not Applicable  
: GODREJ PROPERTIES LIMITED  
:  
: 100  
(One Hundred only)



Please write or type below this line



सत्यमेव जयते



M/s GODREJ PROPERTIES LTD.

Authorized Signatory

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.  
2. The onus of checking the legitimacy is on the users of the certificate.  
3. In case of any discrepancy please inform the Competent Authority.

**REP-II**

**AFFIDAVIT CUM DECLARATION**

I **Rajat Pathak** S/o Sh. Pradeep Kumar Pathak, Authorized Representative of **M/s Godrej Properties Limited (PAN AAACG3995M) (CIN:- L74120MH1985PLC035308)**, a company incorporated under the Companies Act 1956 having its registered address at Godrej One, 5th Floor, Pirojsha Nagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079, (hereinafter referred to as "**Promoter**") do hereby solemnly swear, declare, undertake and state as under:

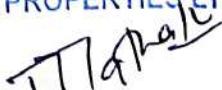
That I am the Authorized Signatory of the Promoter and am duly competent and authorized to depose the present affidavit.

1. That the Promoter is developing a residential group housing complex on plot **GH- 01/ B, C, D, E, J, & K, Sector 12, Greater Noida**, State Uttar Pradesh measured 32350 sq. m in single phase and presently registering known as "Godrej Majesty" and having 777 residential units and 16 commercial units along with amenities, facilities, services etc. and such other developments as may be permitted (hereinafter referred to as Project").
2. That the Promoter has legal title over the land on which the development of Project is proposed.
3. The said land is free from all encumbrances.
4. That the time- period within which the Project shall be completed by the Promoter is **16 Feb,2030**.
5. That 70% (Seventy percent) 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.



\* I shall the amounts from separate account, to cover the cost of the Project shall be withdrawn in proportion to the percentage of completion of the Project.

M/s GODREJ PROPERTIES LTD.

  
Authorized Signatory

7. That the amount from 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.
8. 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 utilized for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
9. That the Promoter shall take all the pending approvals on time, from the competent authorities.
10. That the Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
11. 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.

M/s GODREJ PROPERTIES LTD.

  
**Deponent**  
 Authorized Signatory

**Verification**

Verified at Noida that on this **20 day of February 2025**, that the contents of the present Affidavit cum Declaration are true and correct to the best of our knowledge and the record maintained by the Promoter and nothing material has been concealed therefrom.

M/s GODREJ PROPERTIES LTD.

  
**Deponent**  
 Authorized Signatory



**ATTESTED**  
 Jhamman Singh  
 Advocate & Notary  
 Reg No 2607/1988  
 (UP)