



उत्तर प्रदेश UTTAR PRADESH

24AE 395227

**REP-II**

**AFFIDAVIT CUM DECLARATION**

I, Rajat Pathak, Authorised Representative of M/s Roseberry Estate LLP ("LLP"), a limited liability partnership, registered under the provisions of the Limited Liability Partnership Act 2008, having its registered 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 Representative 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 Woods – Phase II**" (hereinafter referred to as "**Project**"), to be set up at Sector-43, Noida, Uttar Pradesh.
3. The LLP has been incorporated as a special purpose entity for developing a group housing project on plot no. GH-01/A, Sector 43, admeasuring 44,310 (Forty Four Thousand Three Hundred and Ten) square meters ("**Subject Plot**"). The Promoter is registering "**Godrej Woods – Phase II**" on land admeasuring 20602 (Twenty Thousand Six Hundred and Two) square meters which forms a part of the Subject Plot.
4. That the said land is free from all encumbrances.

17 MAR 2021

Regd. No 13416



5. That the time period within which the Project shall be completed by the Promoter is 28.01.2027.
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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a practicing chartered accountant, that the withdrawal is in proportion to the percentage of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.

Roseberry Estate LLP

*[Signature]*  
Authorized Signatory  
Deponent

## VERIFICATION

Verified at Noida that on this 17 day of March, 2021, 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.

Roseberry Estate LLP

*[Signature]*  
Authorized Signatory  
Deponent

Attested

MEHAR CHAND PAUL  
Advocate  
Ghaziabad  
Regd. No 13416