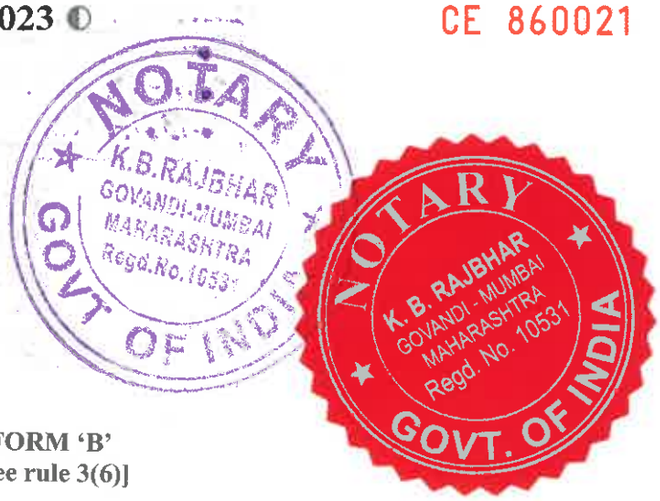


महाराष्ट्र MAHARASHTRA 2023 CE 860021





FORM 'B'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

We, **Godrej Properties Limited**, a company incorporated under the Companies Act, 1956 having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Vikhroli (E), Mumbai 400 079 (hereinafter referred to as "**Promoter**") of the proposed project **"Godrej Reserve Wing 5"** , by hands of its authorised signatory Mr. Sanjay Bhagat vide its Board Resolution dated 11 December, 2023, do hereby solemnly declare, undertake and state as under:

1. The Promoter is seized and possessed the land admeasuring 1,522.84 square meters or thereabouts and more particularly described in the Schedule written herein under (**"the Land"**) which is proposed to be developed by the Promoter under the name and style of **"Godrej Reserve Wing 5"** (**"Project"**) along with common areas and facilities of the Project. The Promoter has a legal title report *interalia*, 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.



जोडपत्र - २

19 JAN 2024

मुद्रांक विक्री नोंदवही अनुक्रमांक 2354 दिनांक .....

दस्ताचा प्रकार .....

दस्त नोंदणी करणार आहेत का ? :- होय/नाही

मिळकतीचे थोडक्यात वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव Godrej Properties Ltd.

हस्ते असल्यास त्यांचे नांव,पत्ता .....Prashant Patil

सही .....

दुसऱ्या पक्षकाराचे नांव .....

मुद्रांक शुल्क रक्कम .....

परवानाधारक मुद्रांक विक्रेत्याची सही

(श्री. शंकर साहेबराव यादव) .....

मुद्रांक विक्रीचे ठिकाण/पत्ता-जिल्हा सत्र न्यायालय, ठाणे.

परवाना क्रमांक - १२०१०३१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यां[illegible] कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यांत[illegible] बंधनकारक आहे.

3. That the time period within which the Project shall be completed by Promoter from the date of registration of the project is **30.06.2030.**

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 Properties Limited
Through its Authorized Signatory

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 23rd day of January, 2024

Deponent

Godrej Properties Limited
Through its Authorized Signatory

BEFORE ME

K.B. RAJBHAR
Reg. No. 10631 B.Com., LL.B.
ADVOCATE & NOTARY
(GOVT. OF INDIA)

NOTED & REGISTERED
Sr. No. 201 Page No. 46
Date 23 JAN 2024

23 JAN 2024

Schedule hereinabove referred to

(Description of the Land)

All that piece and parcel of land admeasuring 1,522.84 square meters or thereabouts, consisting of CTS Numbers 126(pt) and 146(pt), at Village Akurli, Taluka Goregaon (as per Property Register Cards) and Taluka Borivali (as per 7/12 extracts), Mumbai Suburban District- 400101 and bounded as follows:

North	Extended podium, CTS 145
South	LOS, CTS no. 116
East	Wing-4
West	Wing-6

forming part of the layout land admeasuring 45,811.67 square meters or thereabouts consisting of CTS Numbers 146/1(pt), 146/2(pt), 146/3(pt), 146/4(pt), 146/4, 146(pt), 146/7(pt), 125(pt), 126(pt), 127(pt) (**"Layout Land"**), which further forms part of larger property admeasuring 75,328.10 square meters or thereabouts comprising of CTS Numbers 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 situate, lying and being at Village Akurli, Taluka Goregaon (as per Property Register Cards) and Taluka Borivali (as per 7/12 extracts), Mumbai Suburban District - 400101 (**"Larger Land"**).

GODREJ PROPERTIES LIMITED MUMBAI

Godrej Properties Limited
Regd.Office: Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai- 400 079.India
Tel.: +91-22-6169 8500
Fax: +91-22-6169 8888
Website: www.godrejproperties.com

CIN : L74120MH1985PLC035308

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MANAGEMENT COMMITTEE OF THE BOARD OF DIRECTORS OF GODREJ PROPERTIES LIMITED AT ITS MEETING HELD ON DECEMBER 11, 2023

"RESOLVED THAT Mr. Sanjay Bhagat, Associate Vice President - Mumbai BD Head, (hereinafter referred to as "Authorised Signatory") be and is hereby authorised to sign applications, forms, papers and other documents required for registration of the project being developed by the Company at Village Akurli, Taluka Goregaon, District Mumbai Suburban under the Real Estate (Regulation & Development) Act 2016 and the rules made thereunder as applicable in the state of Maharashtra.

RESOLVED FURTHER THAT the Authorised Signatory, be and is hereby further authorized to sign various forms/ returns/ challans/ letters/ documents for compliance under the Real Estate (Regulation & Development) Act 2016 and rules applicable in the state of Maharashtra and to represent the Company before the said authorities in connection with the project being developed by the Company at Village Akurli, Taluka Goregaon, District Mumbai Suburban and to do all such acts, deeds, actions, writings and things that may be deemed necessary on behalf of the Company for giving effect to this resolution.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above-mentioned Authorised Signatory is in the employment of Godrej Properties Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the Board of Directors or its Committee or the date on which the Authorised Signatory ceases to be in employment of Godrej Properties Limited or any of its affiliate companies/entities."

Certified to be true
For Godrej Properties Limited

Ashish

Ashish Karyekar
Company Secretary

Date of Issue: December 13, 2023