Godrej Properties Ltd.
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

DATE: 30.01.2024

DECLARATION

Re: All that piece and parcel of land admeasuring 75328.10 Sq mts as mentioned in Schedule hereunder situated at Village Akurli, Taluka Goregaon (as per Property Register Cards) and Taluka Borivali (as per 7/12 extracts), Mumbai Suburban District - 400101 (**"Larger Land"**) and out of which the Developer has obtained the sanction layout (**"Layout"**) for land admeasuring 45811.67 sq. mtrs. or thereabouts in aggregate (**"Layout Land"**) under the name and style of "**Godrej Reserve**" (**"Project"**) in a phase-wise and segment-wise manner and common areas and facilities of the Project, out of which the Developer intends to commence the development of a portion of the Layout Land admeasuring 1356.58 sq. mtrs. or thereabouts (**"Phase Land"**) consisting of 1 (One) building, that is Wing 4 (**"Building"**) comprising of Lower Ground+ Upper Ground+ 8 Podium Floors + 9th to 41st Upper Floors in the name and style of **"Godrej Reserve Wing 4"** (**"Phase"**).

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 (**"Developer/Owner"**) are the owners of the Land and are currently developing a portion of Layout Land i.e. the Phase being, **Godrej Reserve Wing 4**.

The Developer/Owner through its Authorized Signatory, Mr. Ajinkya Admuthe, hereby confirms the below:

1. We are the Promoter of Real Estate Project **"Godrej Reserve Wing 4"** and have made an application under Section 4 of RERA Act, 2016 to the Hon'ble MahaRERA Authority for registration of the Real Estate Project named **"Godrej Reserve Wing 4"** along with the authenticated copy of various necessary documents, including CERSAI Declaration.
2. However, when we applied for CERSAI Certificate, there is error reflected on Certificate that ***"Transaction was not completed. Please perform the search again."***
3. The above comment in Declaration is due to technical error of CERSAI Portal and not in control of Promoter. However, we cannot afford to delay in registration of this Project with the Hon'ble MahaRERA Authority due to paucity of time, as further delay in registration shall hamper the release of requisite funds. Consequently, we would have to suffer financial hardship without being at any fault from our end.

PROPERTIES LIMITED MUMBAI

4. Therefore, we hereby declare Phase Land being developed as **"Godrej Reserve Wing 4",** described above, is free from encumbrance and is not mortgaged with any Bank/ Financial Institution/NBFC etc.
5. We hereby further declare and undertake that, we shall submit the rectified CERSAI Asset Based Search Report once the above referred error of CERSAI Portal is rectified.

For **GODREJ PROPERTIES LTD.**

GODREJ PROPERTIES LIMITED MUMBAI

Mr. Sanjay Bhagat
(Authorized Signatory)

Schedule

All that piece and parcel of land admeasuring 1,356.58 square meters or thereabouts, consisting of CTS Number 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	LOS, Prop. 18.30 meter DP road
West	Wing-5

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").

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	02-02-2024 19:30:24.894
Transaction ID / QRF NO	200295604790
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	02-02-2024
Approval/Modification Date	02-02-2024
Search Reference Number	6182532328107

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	CTS Nos 124,125,126,127,127/1,128,146,146/1,146/2,146/3,146/4,146/5,146/6 and 146/7
Plot Number	
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	Godrej Reserve
Street Name / Number	Akurli Road
Pocket	
Locality / Sector	Village Akurli R/S Ward Mumbai
City / Town / Village	Akurli
District	Mumbai
State / UT	Maharashtra
Pin Code / Post Code	400101

This is a computer generated report and does not require a signature. Date:02-02-2024 19:30:24.897 IST
Tower 1, Office Block, 4th Floor, Plate-A,
Adjacent to Ring Road,NBCC, Kidwai Nagar(East),New Delhi - 110023
helpdesk@cersai.org.in
011-24664628 | 011-24664629 | 011-24664630

Search Output Details

Transaction was not completed.
Please perform the search again.

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---

This is a computer generated report and does not require a signature. Date:02-02-2024 19:30:24.903 IST
Tower 1, Office Block, 4th Floor, Plate-A,
Adjacent to Ring Road,NBCC, Kidwai Nagar(East),New Delhi - 110023
helpdesk@cersai.org.in
011-24664628 | 011-24664629 | 011-24664630