



महाराष्ट्र MAHARASHTRA

2024

CU 976414



NOTARIAL

Form "B"

(See rule 3(6))

Affidavit cum Declaration

Affidavit cum Declaration of Suncity Infrastructures (Mumbai) LLP, a Limited Liability Partnership, incorporated under the Limited Liability Partnership Act, 2008, having its registered office at Godrej One, 5<sup>th</sup> Floor, Pirojshahnagar, Vikhroli (East), Mumbai 400 079, promoter of the proposed project "Seabreeze at Godrej Bayview" through its authorized signatory, Mr. Vipul Malviya duly authorized by the promoter of the proposed project, vide his authorization dated 09.09.2022

I, Vipul Malviya, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

VM



जोडपत्र - २

24 DEC 2024



मुद्रांक मिती नोंदवरी अनुक्रमांक १६१६९२

कराणा प्रकार Undertaking Agreement

कराणा नोंदणी करणार आहेत का ? १- होय/नाही

गेल्याकालीचे कोतवालात दर्जना Vashu

मुद्रांक मितीत कोणाच्या नांव Suncity Infrastructures (Mumbai) Up

द्वारे आरक्षणाला त्यांचे नांव, पत्ता Mangesh Mohite

राही

मुद्राणा पदाधारकाचे नांव

मुद्रांक शुल्क रक्कम

कराणावाचक मुद्रांक घेवेल्याची राही-

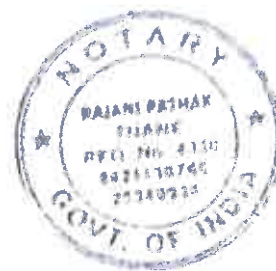
श्री. शंकर साहेबराव यादव)

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

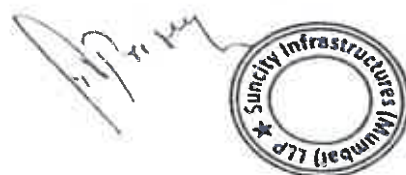
कराणा क्रमांक - १२०१०३१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी घेतल्यापासून ६ महिन्यात यापर बंधनकारक आहे.





1. That promoter has a legal title/Right in the land on which the development of the project is proposed as more particularly described in the schedule mentioned hereunder  
AND  
A legally valid authentication of title of said land along with an authenticated copy of the agreement for development of said land is enclosed herewith
2. There are no encumbrances on the Project Land
3. That the time period within which the project shall be completed by the Promoter is on or before 31.12.2030
4. That 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 shall be used only for that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
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 utilised 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 Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act
10. 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.



Deponent 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 31<sup>st</sup> day of January 2025

  
Deponent

Suncity Infrastructures (Mumbai) LLP.

Through its constituted Attorney



BEFORE ME

  
**Rajani Pathak**  
B.Sc., LL.M.  
NOTARY & ADVOCATE  
Ground Floor, Medha House,  
Behind Aadarsh Sanskar Kendra/Garden,  
Oppo. Rationing Office, Court Waka, Thane.  
Mob. NO. 9930538766 / 9821138766



NOTED & REGISTERED  
Sr. No. 144/2025

311 JAN 2025

**FIRST SCHEDULE**  
**(Description of the Said Land)**

All that piece and parcel of land admeasuring **18272.71** square meters or thereabouts, bearing plot no 03 & 18 at Sector 9, Vashi, Navi Mumbai of Village: Vashi, Taluka: Thane, District: Thane, Maharashtra 400703

Bounded as follows:-

|               |                                   |
|---------------|-----------------------------------|
| Towards North | JN Type II and 10-Meter-wide road |
| Towards East  | Midlands CHS Plot No.17           |
| Towards South | 18-Meter-wide road                |
| Towards West  | Type JN-IV Plot No.02             |

**SECOND SCHEDULE**  
**(Description of Project Land)**

Free sale FSI having a proposed built-up area of approximately **15,895.41** square meters to be utilized on portion of Said Land.



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**Suncity Infrastructures (Mumbai) LLP**

**Regd. Office:** Godrej One,  
5th Floor, Piroshanagar,  
Eastern Express Highway,  
Vikhroli (E), Mumbai-400 079, India  
Tel: +91-22-6169 8500  
Fax: +91-22-6169 8888

LLPIN: AAG-1860  
(Registered with Limited Liability)

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED  
BY THE PARTNERS OF SUNCITY INFRASTRUCTURES  
(MUMBAI) LLP ON SEPTEMBER 09, 2022**

**"RESOLVED THAT** Ms. Priyamvada Navet – Designated Partner of the LLP and Mr. Vipul Malviya (hereinafter referred to as "Authorised Signatories") be and are hereby severally authorized to sign and submit to Navi Mumbai Municipal Corporation (NMMC), City and Industrial Development Corporation of Maharashtra (CIDCO), Maharashtra State Electricity Distribution Company Limited (MSEDCL), Maharashtra State Electricity Board (MSEB), Airports Authority of India (AAI), Urban Development Department (Government of Maharashtra), Ministry of Environment, Forest and Climate Change, National and State Board for Wildlife, Maharashtra Housing and Area Development Authority (MHADA), Mumbai Metropolitan Region Development Authority (MMRDA), Real Estate Regulatory Authority (RERA), Pollution Control Board (Central & State), other Electricity Supply Company/ authorities, State Environment Impact Assessment Authority (SEIAA), Bharat Sanchar Nigam Limited (BSNL) or any other Telecom Company/ network service provider, Fire Office, Police authorities, Regional Transport Office or Road Transport Office, Deputy Commissioner Office, Tehsildar, Taluka Inspector of Land Record, Talathi, Assistant Commissioner Office, Assistant Director Land Record (ADLR), Maharashtra Industrial Development Corporation (MIDC) and other Government, Semi Government, local or public bodies or authorities concerned, plans, layout and designs for construction of buildings and structures and to have the same passed, sanctioned and registered and/ or to apply for modification and/ or changes and/ or revalidation of plans, permissions through the Architects and to make application/s to the Authorities of the MHADA, or any other authorities concerned for obtaining Building Commencement Certificate/s, Building Completion Certificate/s and Occupation Certificate/s and authorities concerned for rehabilitation of societies and for obtaining such other certificate/s and No Objection Certificate/s including formalities for obtaining Labour licenses, which may be necessary for commencing and completing construction work and to pay such fees, charges, deposits that may be payable in respect thereof and to make all necessary applications, documents, declarations, affidavits, correspondence etc., to appear before the above authorities or any other authorities concerned and do any other acts, deeds, actions, writings and things that may be necessary to give effect to this resolution in connection with the development of the project of the LLP - Godrej Bayview situated at Vashi, Navi Mumbai;

**RESOLVED FURTHER THAT** the authority conferred by this resolution will be valid and subsisting till the above Authorised Signatories are 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 Partners of LLP or the date on which the Authorised Signatories cease to be in employment of Godrej Properties Limited or any of its affiliate companies/ entities "

**For Suncity Infrastructures (Mumbai) LLP**

*Priyam*  
**Priyamvada Navet**  
**Designated Partner**  
**(DIN: 08939279)**

Date of issue: September 13, 2022

