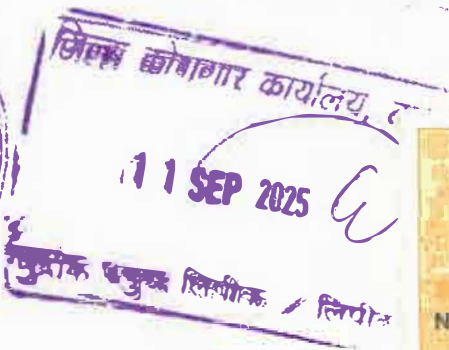




महाराष्ट्र MAHARASHTRA

2025

EA 029982



18 SEP 2025

Form "B"

(See rule 3(6))

Affidavit cum Declaration

Affidavit cum Declaration of EMBELLISH HOUSES LLP., (Permanent Account Number: AAHFE5762A), (LLP Identification Number: AAO-2164) a limited liability partnership registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Vikhroli (East), Mumbai 400 079, promoter of the proposed project "GODREJ TRILOGY SEAFRONT" through its authorised signatory, **Mr.Suhas Dumbre** duly authorized by the promoter of the proposed project, vide his authorization dated 8th September 2025.



[Handwritten signature]



1. Mr. Suhas Dumbre duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That promoter has a legal title Report to 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 such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the Project Land is free from encumbrances.
3. That the time period within which the Project shall be completed by the Promoter from the date of registration of the project is **31st December 2034**.
4. That seventy percent of the amounts realised 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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.



2

Deponent

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 18th day of September, 2025.



Deponent

Authorized Signatory

First Schedule

Description of Larger Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 20,500 square meters together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

On or towards North : by Municipal Drain;
On or towards South : by boundary of Mahalaxmi Race Course ;
On or towards East : by Nehru Science Centre; and
On or towards West : by Nehru Planetarium/Municipal Drain.

Second Schedule

Description of Rehab Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 5,454.41 square meters together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

On or towards North : by D.P. Road / Bridge;
On or towards South : by the Free Sale Land ;
On or towards East : by Nehru Science Centre; and
On or towards West : by the Free Sale Land and the Nehru Centre Land.



Third Schedule

Description of Free Sale Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 10,596.35 square meters together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

On or towards North : D.P. Road / Bridge & Rehab Plot;
On or towards South : boundary of Mahalaxmi Race Course;
On or towards East : Nehru Science Centre and
On or towards West : Nehru Planetarium/Municipal Drain.

Fourth Schedule

Description of Phase Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 5,823.45 square meters together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

On or towards North : Tower – C;
On or towards South : boundary of Mahalaxmi Race Course ;
On or towards East : Tower – A ; and
On or towards West : Nehru Planetarium/Municipal Drain.



BEFORE ME

SHAHEEN J. SHAIKH
NOTARY GOVT. OF INDIA

Regd. No. 11117 - Mob.: 9821815104
3/14, Sai Prasad Shopping Centre Below
Vikhroli Court, Kannamwar Nagar No.
Vikhroli (East), Mumbai - 400 081

NOTED & REGISTERED No.....	03
Sr. No.....	586
Page No.....	165
Date.....	18/9/25

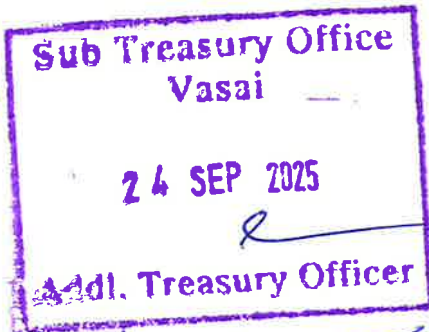
18 SEP 2025



महाराष्ट्र MAHARASHTRA

2025

DX 055691



24/09/25



Form "B"

(See rule 3(6))

Affidavit cum Declaration

Affidavit cum Declaration of **AKSHAY STHAPATYA PRIVATE LIMITED** (PAN: AABCA8725A; CIN: U45200MH1998PTC116135) a company incorporated under the provisions of The Companies Act, 1956 and deemed registered under the Companies Act, 2013 having its registered office at 401 Raheja Chambers, 213, Nariman Point, Mumbai 400 021, hereinafter referred to as the "Co-Promoter". Co-Promoter of the proposed project "GODREJ TRILOGY SEAFUTURE" ('Project'), through its authorised signatory, Mr. Abhishek Jain duly authorized by the Co-Promoter of the proposed project, vide its authorization dated July 01, 2025.



26 SEP 2025

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जोड़पत्र-१/Annexure-1
फरसत प्रतिज्ञापत्रासाठी/ONLY FOR AFFIDAVIT

१. मुद्रांक दिवशी नोंदवली अनु. क्रमांक-१/दिनांक
(Serial No./Date) 26/09/25

२. मुद्रांक विक्रेता घेऊनवाले नाव, एडिक्वासाचा पत्ता व सही
(Stamp Purchaser's Name
Place of residence & Signature) Akshay

३. परवानाधारक मुद्रांक विक्रेताची सही
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता १२०२०१०, बलासोपल (२).
(ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्याची त्याच कारणासाठी मुद्रांक खरेदी केल्याबद्दल
महिनादात बाबतचे बयानकारक आहे.)





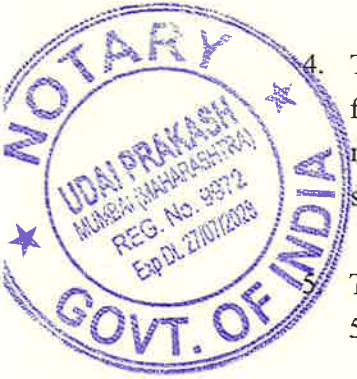
I, Mr. Abhishek Jain, duly authorized by the Co-promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Co-Promoter has a legal title report to the land on which the development of the project is proposed ('**Project Land/ Phase Land**') as more particularly described in the schedule mentioned hereunder.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between the Promoters for development of the real estate project is enclosed herewith.

2. That the Project Land is free from encumbrances.
3. That the time period within which the Project shall be completed by the Co-Promoter from the date of registration of the project is **31st December 2034**.
4. That seventy percent of the amounts realised 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.



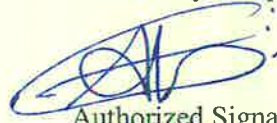
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That the Co-Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and 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 Co-Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Co-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 Co-Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Co-Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

For Akshay Sthapatya Pvt. Ltd.



Authorized Signatory



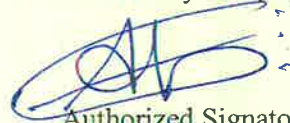
Verification

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 10th day of October, 2025.

Deponent

For Akshay Sthapatya Pvt. Ltd.



Authorized Signatory



First Schedule

Description of Larger Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 20,500 square meters together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-





On or towards North : by Municipal Drain;
On or towards South : by boundary of Mahalaxmi Race Course ;
On or towards East : by Nehru Science Centre; and
On or towards West : by Nehru Planetarium/Municipal Drain.

Second Schedule
Description of Rehab Land

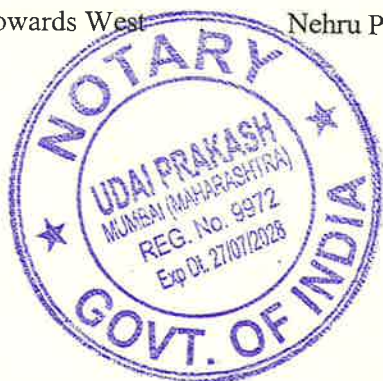
All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 5,683.89 square meters (being a portion of Larger Land) together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

On or towards North : by D.P. Road / Bridge;
On or towards South : by the Free Sale Land ;
On or towards East : by Nehru Science Centre; and
On or towards West : by the Free Sale Land and the Nehru Centre Land.

Third Schedule
Description of Free Sale Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 10,596.35 square meters (being a portion of Larger Land) together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

On or towards North : D.P. Road / Bridge & Rehab Plot;
On or towards South : boundary of Mahalaxmi Race Course;
On or towards East : Nehru Science Centre and;
On or towards West : Nehru Planetarium/Municipal Drain.



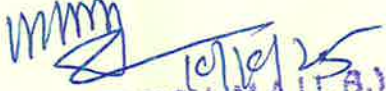
Fourth Schedule
Description of Phase Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 3,015.10 square meters (being a portion of the Free Sale Land) together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

On or towards North : Rehab Plot;
On or towards South : boundary of Mahalaxmi Race Course;
On or towards East : Nehru Science Centre and boundary of Mahalaxmi Race Course; and
On or towards West : Tower - B



BEFORE ME


UDAIPRAKASH (M.A.L.L.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. No. 9972
Room No. 10, S. No. 94, Ishwadi, Kharodi Village
Marve Road, Malad (W), Mumbai - 400 095