



महाराष्ट्र MAHARASHTRA

2025

EA 029983



Form "B"

(See rule 3(6))

Affidavit cum Declaration

18 SEP 2025

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, 5<sup>th</sup> Floor, Pirojshahnagar, Vikhroli (East), Mumbai 400 079, hereinafter referred to as the **Developer Promoter** of the proposed project "GODREJ TRILOGY SEATURF" through its authorised signatory, **Mr. Suhas Dumbre** duly authorized by the Developer Promoter of the proposed project, vide his authorization dated **8th September 2025**.

I, **Mr. Suhas Dumbre** duly authorized by the Developer Promoter of the proposed project do hereby solemnly declare, undertake and state as under:





1. That Developer 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 promoter and Developer 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 Developer Promoter from the date of registration of the project is **31<sup>st</sup> December 2033**.
4. That seventy percent of the amounts realised by the Developer 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 Developer 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 Developer Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Developer 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 Developer Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Developer Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent  
*[Signature]*  
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 18<sup>th</sup> 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 3,015.10 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 : 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.

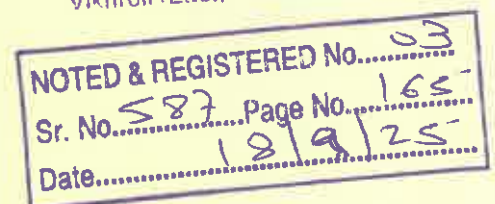


**BEFORE ME**

*Shaheen*

**SHAHEEN J. SHAIKH**  
**NOTARY GOVT. OF INDIA**

Regd. No. 11117 - Mob.: 9821815104  
s/14, Sai Prasad Shopping Centre Belo  
Vikhroli Court, Kannamwar Nagar No.  
Vikhroli (East) Mumbai - 400 087



**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

G218U1

जोडपत्र-१/Annexure-I  
फक्त प्रतिज्ञापनासाठी/ONLY FOR AFFIDAVIT

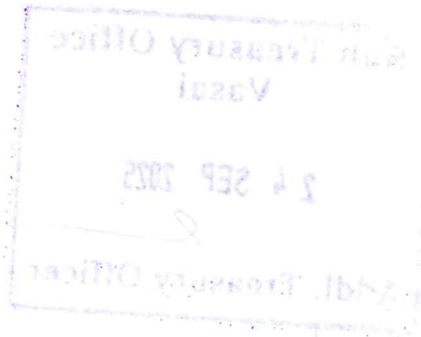
26/09/25

Akshay Sthapadya Prt G

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक-१/दिनांक  
(Serial No./Date)

२. मुद्रांक विकत घेणाऱ्याचे नाव, रहिवासाचा पत्ता व सही  
(Stamp Purchaser's Name  
Place of residence & Signature)

३. परवानाधारक मुद्रांक विक्रीसाठी विकत घेतला/पत्ता १२०२०१०, नवी मुंबई (ए).  
व परवाना क्रमांक वसेच मुद्रांक विक्रीसाठी विकत घेतला/पत्ता १२०२०१०, नवी मुंबई (ए).  
(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यामुळे  
महिनात वापरणे बंधनकारक 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 **31<sup>st</sup> December, 2033**.




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

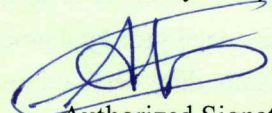


**Verification**

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 10<sup>th</sup> 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.



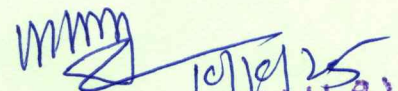
**Fourth Schedule**  
**Description of Phase Land**

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