

## ANNEXURE 'A'

### Declaration-Cum-Undertaking

I, Naveen Kumar Poddar an adult, Indian inhabitant, the Authorised Signatory of the Promoter- **GODREJ PROPERTIES LIMITED** having its registered address at Godrej One, 5<sup>th</sup> Floor, Pirojshahnagar, Vikhroli (E), Mumbai 400 079, do hereby on solemn affirmation state, declare and undertake as under:

- 1) I say and declare that, I being the authorized signatory of Godrej Properties Limited (“**Promoter**”), have applied on behalf of Promoter, ie. the said legal entity, Godrej Properties Limited for registration of the real estate project, **Godrej Nurture - Tower 2** with MahaRERA vide application dated 14.06.2024.
- 2) I say and declare that the application for registration of the real estate project named **Godrej Nurture - Tower 2** is to be undertaken on all that piece and parcel of land admeasuring 1,145 square meters or thereabouts, consisting of CTS Number 216A, at Village Bhandup at LBS Marg, Bhandup (West), Mumbai – 400 078, (“**Project Land**”) forming part of the layout land admeasuring 21,746.56 square meters or thereabouts consisting of CTS Numbers 216A & 216C (Part) (“**Layout Land**”), which further forms part of larger property admeasuring 27,112.90 square meters or thereabouts comprising of CTS Numbers 216A & 216C (Part) situate, lying and being at Village Bhandup, LBS Marg, Bhandup (West), Mumbai Suburban District - 400078 (“**Larger Land**”). Project Land, Layout Land and Larger Land are more particularly defined under Schedule hereto.
- 3) I say, declare and undertake that as on date of submission of our application dated 14.06.2024, for registration of the real estate project, **Godrej Nurture - Tower 2**, there is/are no subsisting pending application submitted to MahaRERA for registration of real estate project(s) by whatever name called to be undertaken on the project land/part thereof or there is/are no real estate project(s) by whatever name called, registered with MahaRERA being executed on the project land/part thereof and that the plans as approved by the Competent Authority in respect of the real estate project, **Godrej Nurture Tower 2** for which the application is submitted for registration does not amend/modify/delete/alter, the common/ special amenities such as



recreation/ playground, parking, internal road(s), club house, gymnasium, swimming pool, play area (list not exhaustive) as the case may be without taking the requisite consent under Section 14 (2) of the Real Estate (Development and Regulation) Act, 2016, provided to the real estate projects in the layout already registered/to be registered with MahaRERA as well as the public amenities such as amenity plot, built up amenity, or other public reservations (list not exhaustive) as the case may be, as approved by the Competent Authority/ Government of Maharashtra.

- 4) I solemnly state, declare and undertake that the contents of this Declaration-cum-Undertaking are true, correct and binding upon the promoter, Godrej Properties Limited of the real estate project, **Godrej Nurture - Tower 2**.

For **GODREJ PROPERTIES LIMITED**

*Naveen Kumar Poddar*

Authorised Signatory

Name: Naveen Kumar Poddar

Date: 27.06.2024



## FIRST SCHEDULE

### (Description of the Larger Land)

All that piece or parcel of land admeasuring 27,112.90 square meters (as per the Property Register Cards) consisting of CTS Nos. 216A and 216C (Part) situated in the revenue village of Bhandup at LBS Marg, Bhandup (West), Mumbai – 400 078 in Greater Mumbai, Taluka Kurla, City Survey Officer Mulund, District Mumbai Suburban, Registration Sub-District Mumbai Suburban, bearing Municipal Ward S and bounded as follows:

North	Part of CTS No. 213 and 214 of Village Bhandup
South	CTS No. 217 and CTS No. 218
East	Lal Bahadur Shastri Marg
West	18.30 M. D.P. Road

## SECOND SCHEDULE

### (Description of Layout Land)

All that piece and parcel of land and parcel of land admeasuring 21,746.56 square meters, consisting of CTS Numbers 216A and 216C (Part), situated in the revenue village of Bhandup at LBS Marg, Bhandup (West), Mumbai – 400 078 in Greater Mumbai, Taluka Kurla, City Survey Officer Mulund, District Mumbai Suburban, Registration Sub-District Mumbai Suburban, bearing Municipal Ward S, forming part of the Larger Land and bounded as follows:

North	CTS No. 213 & 214
South	CTS No. 217 & RSA 1.1 Reservation adjusted against required Amenity.
East	L. B. S. Marg
West	18.30 M. D. P. Road

## THIRD SCHEDULE

### (Description of the Project Land)

All that piece and parcel of land admeasuring 1145 square meters or thereabouts, consisting of CTS Number 216 A situated in the revenue village of Bhandup at LBS Marg, Bhandup (West), Mumbai – 400 078 in Greater Mumbai, Taluka Kurla, City Survey Officer Mulund, District Mumbai Suburban, Registration Sub-District Mumbai Suburban, bearing Municipal Ward S, forming part of the Layout Land and bounded as follows:

North	Podium & Fitness Centre
South	Layout Internal Road & R.G.2
East	Layout Internal Road & RSA 1.1 Reservation adjusted against required Amenity.
West	Podium, Layout Internal Road & 18.30 D.P. Road

*Handwritten signature*



**Godrej Properties Limited**  
**Regd. Office:** Godrej One  
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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 AUGUST 02, 2023**

**"RESOLVED THAT** in supersession to the resolution passed by the Management Committee of the Board of Directors at its meeting held on November 01, 2017 (without prejudice to any action taken by virtue of said resolution), Mr. Amitesh Shah (Region Head - Mumbai City), Mr. Naveen Kumar Poddar (General Manager- Project Director) and Mr. Rohan Kedia (General Manager -Project Director) (hereinafter referred to as "Authorised Signatories"), be and are hereby severally authorized to sign and submit to Municipal Corporation of Greater Mumbai (MCGM), Brihanmumbai Municipal Corporation (BMC), Maharashtra Housing and Area Development Authority (MHADA), Mumbai Metropolitan Region Development Authority (MMRDA), Maharashtra State Electricity Distribution Company Limited (MSEDCL), Electricity Supply Company / authorities, Maharashtra State Electricity Board (MSEB), Airport Authority of India, Urban Development Department (Government of Maharashtra), Ministry of Environment, Pollution Control Board (Central & State), State Environment Impact Assessment Authority (SEIAA), Forest and Climate Change, National and State Board for Wildlife, Real Estate Regulatory Authority (RERA), Bharat Sanchar Nigam Limited (BSNL) or any other Telecom Company/network service provider, Fire Office, Regional Transport Office or Road Transport Office, Tehsildar, Assistant Commissioner Office, Deputy Commissioner Office, Assistant Director Land Record (ADLR), Taluka Inspector of Land Record, Talathi, 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 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 MHADA, MCGM, BMC and other Government, Local or public bodies or 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 Company situated at Bhandup, 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 Board of Directors or its Committee or the date on which any of the Authorised Signatories 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  
Sudhakar  
Karyekar

Digitally signed by  
Ashish Sudhakar  
Karyekar  
Date: 2024.02.29  
10:31:10 +05'30'

**Ashish Karyekar  
Company Secretary**

Date of issue: February 29, 2024