
MEMORANDUM

OF

ASSOCIATION

OF

GODREJ REAL ESTATE DISTRIBUTION COMPANY PRIVATE LIMITED

THE COMPANIES ACT, 2013
COMPANY LIMITED BY SHARES
MEMORANDUM OF ASSOCIATION

OF

GODREJ REAL ESTATE DISTRIBUTION COMPANY PRIVATE LIMITED

- I. **The name of the Company is GODREJ REAL ESTATE DISTRIBUTION COMPANY PRIVATE LIMITED.**

- II. The Registered Office of the Company will be situated in the State of Maharashtra within the jurisdiction of the Registrar of Companies, Maharashtra, Mumbai.

- III. Object for which the Company is established are
 - (A) **The Main objects of the Company to be pursued by the Company on its incorporation are:**
 - (1) To carry out the business of real estate distributors and act as a distributor, agent, mediator, representative between the seller and the buyer to complete real estate transactions and sales including residential, commercial, industrial, whether finished or off-plan properties before the completion of the projects, plots, to engage in the business of property management, including renting, leasing, and maintaining real estate properties on behalf of owners and developers, to provide customers with mortgage solutions and offerings in association with Godrej Housing Finance or any other housing finance company / any retail lending bank, to provide marketing, sales and promotional services for real estate projects such as advertising, brand management, sales promotion and customer relationship management and for this purpose to enter into agreements, collaborations, partnerships or joint ventures with developers, builders, contractors and other entities involved in the real estate industry and to act as a mediator, consultant, or facilitator in real estate transactions, including property valuation, documentation, legal compliance and other related services and overall to enrich customers buying journey by utilizing cutting edge technology solutions.

 - (B) **The objects incidental or ancillary to the attainment of the above main objects are:**
 - (2) To purchase, exchange or otherwise any movable or immovable property and any rights or privileges which the Company may deem necessary or convenient for the purpose of its main business.

 - (3) To enter into partnership or into any arrangement for sharing profits, union of interest, joint venture, reciprocal concession or co-operation with persons or companies

carrying on or engaged in the main business or transaction of this Company.

- (4) To import, buy, exchange, alter, improve and manipulate in all kinds of plants, machinery, apparatus, tools and things necessary or convenient for carrying on the main business of the Company.
- (5) To vest any movable or immovable property, rights or interests required by or received or belonging to the Company in any person or company on behalf of or for the benefit of the Company and with or without any declared trust in favour of the Company.
- (6) To purchase, build, carry out, equip, maintain, alter, improve, develop, manage, work, control and superintend any plants, warehouse, sheds, offices, shops, stores, buildings, machinery, apparatus, labour lines, and houses, warehouses, and such other works and conveniences necessary for carrying on the main business of the Company.
- (7) To undertake or promote scientific research relating to the main business or class of business of the Company.
- (8) To takeover the whole or any part of the business, goodwill, trade-marks properties and liabilities of any person or persons, firm, companies or undertakings either existing or new, engaged in or carrying on or proposing to carry on business this Company is authorised to carry on, possession of any property or rights suitable for the purpose of the Company and to pay for the same either in cash or in shares or partly in cash and partly in shares or otherwise.
- (9) To negotiate and enter into agreements and contracts with Indian and foreign individuals, companies, corporations and such other organizations for technical, or any other such assistance for carrying out all or any the main objects of the Company or for the purpose of activity research and development of manufacturing projects on the basis of know-how, or technical collaboration and necessary formulas and patent rights for furthering the main objects of the Company.
- (10) Subject to Sections 230 to 234 of the Act, to amalgamate with any other company of which all or any of their objects companies having similar to the objects of the Company in any manner whether with or without the liquidation.
- (11) Subject to any law for the time being in force, to undertake or take part in the formation, supervision or control of the business or operations of any person, firm, body corporate, association undertaking carrying on the main business of the Company.
- (12) To apply for, obtain, purchase or otherwise and prolong and renew any patents, patent rights, brevets, inventions, processes, scientific technical or other assistance, manufacturing processes know-how and other information, patterns, copyrights, trademarks, licenses concessions and the like rights or benefits, conferring an exclusive or nonexclusive or limited or unlimited right of use thereof, which may seem capable of being used for or in connection with the main objects of the Company or the acquisition or use of which may seem calculated directly or indirectly to benefit the Company on payment of any fee royalty or other consideration and to use, exercise or develop the same under or grant licenses in respect thereof or otherwise deal with same and to spend money in experimenting upon testing or improving any such patents, inventions, right or concessions.

- (13) To apply for and obtain any order under any Act or Legislature, charter, privilege concession, licence or authorisation of any Government, State or other Authority for enabling the Company to carry on any of its main objects into effect or for extending any of the powers of the Company or for effecting and modification of the constitution of the Company or for any other such purpose which may seem expedient and to oppose any proceedings or applications which may seem expedient or calculated directly or indirectly to prejudice the interest of the Company.
- (14) To enter into any arrangements with any Government or Authorities or any persons or companies that may seem conducive to the main objects of the Company or any of them and to obtain from any such Government, authority, person or company any rights, charters, contracts, licences and concessions which the Company may think desirable to obtain and to carry out, exercise and comply therewith.
- (15) To procure the Company to be registered or recognised in or under the laws of any place outside India and to do all act necessary for carrying on in any foreign country for the business or profession of the Company.
- (16) To draw, make, accept, discount, execute and issue bills of exchange, promissory notes bills of lading, warrants, debentures and such other negotiable or transferable instruments, of all types or securities and to open Bank Accounts of any type and to operate the same in the ordinary course of the Company.
- (17) To advance money either with or without security, and to such persons and upon such terms and conditions as the Company may deem fit and also to deal with the money of the Company not immediately required.
- (18) To undertake and execute any trusts, the undertaking of which may seem to the Company desirable, either gratuitously or otherwise.
- (19) To establish, or promote or concur in establishing or promote any company for the purpose of dealing all or any of the properties, rights and liabilities of the Company.
- (20) To sell, mortgage, exchange, grant licenses and other rights improve, manage, develop and dispose of undertakings, properties, assets and effects of the company or any part thereof for such consideration as may be expedient and in particular for any shares, stocks, debentures or other securities of any other such company having main objects altogether or in part similar to those of the Company.
- (21) Subject to the Provisions of the Act, to distribute among the members in specie or otherwise any property of the Company or any proceeds of sale or disposal of any property of the Company in the event of winding up.
- (22) To distribute as dividend or bonus among the member or to place to reserve or otherwise to apply, as the Company may, from time to time, determine any money received by way of premium on debentures issued at a premium by the Company and any money received in respect of forfeited shares, money arising from the sale by the Company of forfeited shares subject to the provisions of the Companies Act, 2013.
- (23) To employ agents or experts to investigate and examine into the conditions, prospects value, character and circumstances of any business concerns and undertakings and generally of any assets properties or rights which the Company purpose to acquire.

- (24) To accept gifts, bequests, devises of any movable or immovable property or any right or interests therein from members or others.
- (25) To create any reserve fund, sinking fund, or any other such special funds whether for depreciation, repairing, improving, research, extending or maintaining any of the properties of the Company or for any other such purpose conducive to the interest of the Company.
- (26) Subject to the provisions of the Companies Act, 2013 to subscribe contribute, gift or donate any money, rights or assets for any national educational, religious, charitable scientific, public, general or usual objects or to make gifts or such other assets to any institutions, clubs, societies, associations, trusts, scientific research associations, funds, universities, college or any individual, body of individuals or bodies corporate.
- (27) To establish and maintain or procure the establishment and maintenance of any contributory or noncontributory pension or superannuation, provident or gratuity funds for the benefit of and give or procure the giving of the gratuities pensions, allowances, bonuses or emoluments of any persons who are or were at any time in the employment or service of the company or any company which is a subsidiary of the Company or is allied to or associated with the Company or with any such subsidiary company or who are or were at any time Directors or officers of the Company or any other company as aforesaid and the wives, widows, families and dependents of any such persons and also to establish and subsidies and subscribe to any institutions, associations, club or funds calculated to be for the benefit of or advance aforesaid and make payments to any such persons as aforesaid and to do any of the matters aforesaid, either alone or in conjunction with any such other company as aforesaid.
- (28) To establish, for any of the main objects of the Company, branches or to establish any firm or firms at places in or outside India as the Company may deem expedient.
- (29) To pay for any property or rights acquired by or for any services rendered to the Company and in particular to remunerate any person, firm or company introducing business to the company either in cash or fully or partly-paid up shares with or without preferred or deferred rights in respect of dividend or repayment of capital or otherwise or by any securities which the company has power to issue or by the grant of any rights or options or partly in one mode and partly in another and generally on such terms as the company may determine, subject to the provision of section 314 of the act.
- (30) To pay out of the funds of the company all costs, charges and expenses of and incidental to the formation and registration of the company and any company promoted by the company and also all costs, charges, duties, impositions and expenses of and incidental to the acquisition by the company of any property or assets.
- (31) To send out to foreign countries, its director, employees or any other person or persons for investigation possibilities of main business or trade procuring and buying any machinery or establishing trade and business connections or for promoting the interests of the company and to pay all expenses incurred in the connection.
- (32) To compensate for loss of office of any Managing Director or Directors or other officers of the Company within the limitations prescribed under the Companies Act, 2013 or such other statute or rule having the force of law and to make payments to any person whose office of employment or duties may be determined by virtue of any

transaction in which the Company is engaged.

- (33) To agree to refer to arbitration any dispute, present or future between the Company and any other company, firm, individual or any other body and to submit the same to arbitration in India or abroad either in accordance with Indian or any foreign system of law.
- (34) To appoint agents, subagents, dealers, managers canvassers, sales, representatives or salesmen for transacting all or any kind of the main business of which this Company is authorised to carry on and to constitute agencies of the Company in India or in any other country and establish depots and agencies in different parts of the world.

IV The Liability of members is limited.

- V (a) The Authorised Share Capital of the Company is Rs. 10,000 (Rupees Ten Thousand Only) divided into 1000 (One Thousand) Equity Shares of Rs. 10 (Rupees ten) each.
- (b) The Paid up capital of the Company shall be Rs. 10,000 (Rupees Ten Thousand Only) divided into 1000 (One Thousand) Equity Shares of Rs.10 (Rupees ten) each.

VI We, the several persons, whose names, addresses and occupations are subscribed here under are desirous of being formed into a Company in pursuance of this Memorandum of Association and we respectively agree to take the number of shares in the capital of the company set opposite our respective names:

Name, Address, Description and Occupation of each Subscriber	Number of Equity Shares taken by each subscriber	Signature of Subscriber	Signature, Name, Address, Description and Occupation of each witness
<p>1) Godrej Properties Ltd. Godrej One, 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli (East) Mumbai – 400 079</p> <p>Represented by Mr. Ashish Karyekar S/o Mr. Sudhakar Karyekar, B - 401, Fortuna, Lodha Paradise, Majiwada Thane (W), Maharashtra -400601</p> <p>Occupation: Service Company Secretary and Compliance Officer (vide Resolution passed by the Management Committee of the Board of Directors of the Company on May 31, 2023)</p>	<p>990 (Nine Hundred and Ninety)</p>	<p>Sd/-</p>	<p>Sd/- Ms. Juhi Kathuria Office No. 1/32 Subhash Nagar New Delhi-110027 Occupation: Company Secretaries</p>
<p>2) Godrej Projects Development Ltd. (As Nominee of Godrej Properties Ltd) Godrej One, 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli (East) Mumbai – 400 079</p> <p>Represented by Ms. Namrata Mehra D/o Mr. Krishan Nath Mehra House No A – 502, Olive Heights, Plot No – 36 B, Sector – 56, Gurgaon, Haryana – 122011</p> <p>Occupation: Service Head - Design Marketing & Customer Centricity (vide Resolution passed by the Management Committee of the Board of Directors of the Company on May 02, 2023)</p>	<p>10 (Ten Only)</p>	<p>Sd/-</p>	<p>Sd/- Ms. Juhi Kathuria Office No. 1/32 Subhash Nagar New Delhi-110027 Occupation: Company Secretaries</p>
	<p>1,000 (One Thousand Only)</p>		

Place: Mumbai

Dated: 20th July, 2023