



महाराष्ट्र MAHARASHTRA

2019

VM 459955

बंधपत्र/प्रतिज्ञापत्र/बैंक कामी

मुद्रांकाचा वापर **AFFIDAVIT**

जे. एच. गांधी ४८५, सेंटर स्ट्रीट, पुणे-१.

र.नं. ता. 5 OCT 2019

नांव

पत्ता

हस्ताक्षर

ला.न. २२०११२७

स्टॅम्प



सदर स्टॅम्प पेपर वर लिखित
अॅण्ड लायसन्स, करारनामा, MOU
गादी खरेदी विक्री, समंती पत्रकेल्यास
हस्तो व्यवती जबाबदार राहणार



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/s Pegasus Properties Pvt Ltd promoter of the proposed project

Megapolis Serenity – A8 to A12, B2 and Conv Shop B

FORM 'B'

Affidavit cum Declaration

We, M/s Pegasus Properties Pvt. Ltd, promoter of the proposed project Megapolis Serenity – A8 to A12, B2 and Conv Shop B, vide their authorization dated 10/10/2019, do hereby solemnly declare, undertake and state as under:

1. That the promoter has legal leasehold rights to the land on which the development of the project is proposed
2. That except for the mortgage deed/s dated 04/12/2014, the mortgage deed dated 27/10/2015, the mortgage deed dated 09/03/2016, the mortgage deed dated 24/11/2016, the mortgage deed dated 05/09/2017 and the mortgage deed dated 16/04/2018, which are registered in the office of the Sub Registrar Mulshi (Paud) at Sr. Nos.914/2015, 4162/2015, 1571/2016, 4665/2016, 3423/2017 and 1685/2018 respectively, executed by us / M/s Pegasus Properties Pvt. Ltd, in favour of HDFC Ltd. for creating a mortgage/charge on the various portions/parcels of the land areas out of the lands bearing Plot Nos. R-1/1, R-1/2, R-1/3 and R-1/4 totally admeasuring 560000 Sq.mtrs. as mentioned in the registered mortgage deeds, Situated in the Rajiv Gandhi InfoTech Park Hinjewadi, within the village limit of Maan Taluka Mulshi, District Pune i.e. the project land whereupon the Scheme / project known as Mega polis is being developed by us.

Addendum to Mortgage Cum Deed of Release dtd 25/10/2018 which is registered in the Office of Sub-Registrar Mulshi at Serial No.4037/2018 executed by Housing Development Finance Corporation Ltd. in favour of Pegasus Properties Pvt. Ltd. that, Pegasus Properties Pvt. Ltd. has repaid partial amount to the Mortgagee and accordingly Housing Development Finance Corporation Limited has released its charge on all that piece and parcel of the Residential Township Project "Megapolis" constructed on land bearing Plot No. R-1/2 (part), R-1/3(Part), Rajiv Gandhi Infotech Park, Phase-III situated at Hinjewadi, Village- Man and Bhoirwadi, Taluka- Mulshi, District- Pune admeasuring 88039 sq. mtrs. along with the FSI of 1,76,077 sq. mtrs. to be loaded thereon and receivables arising in relation thereto. Except the property released by virtue of the Addendum to Mortgage Cum Deed of Release dtd 25/10/2018 the charge / Mortgage of the properties mentioned in the Schedule-III of the Addendum to Mortgage Cum Deed of Release dtd 25/10/2018 are continued to be mortgaged with the Housing Development Finance Corporation Ltd.

Thereafter the mortgage deed dated 25/10/2018 which is registered in the office of the Sub Registrar Mulshi (Paud) at Sr. No. 4038/2018 executed by us / M/s Pegasus Properties Pvt. Ltd, in favour of Vistra ITCL India Ltd. (formerly known as IL&FS Trust Company Ltd.) for creating a mortgage/charge on the portion of the land area admeasuring 97, 821 Sq. mtrs and Saleable Area admeasuring 240556 Sq. Mtrs. out of the lands bearing Plot Nos. R-1/2 (Part), R-1/3 (Part) as mentioned in the registered mortgage deed, situated in the Rajiv Gandhi InfoTech Park Hinjewadi, within the village limit of Maan Taluka Mulshi, District Pune i.e. the project land whereupon the Scheme / project known as Mega polis is being developed by us.

Thereafter vide letter dtd. 15/04/2019 VISTRA ITCL INDIA LTD. has issued to Pegasus Properties Pvt. Ltd. their No Objection for ceding first Pari Passu Mortgage and Charge on the land bearing Plot No. R-1/2 (part) R-1/3(Part) admeasuring 97,821 sq. mtrs (being the actual plot area) and 88039 sq. mtrs. (being the net plot area) and FSI in respect thereof.

In pursuance of the Letter dtd. 15/4/2019 of VISTRA ITCL INDIA LTD., Pegasus Properties Pvt. Ltd. has executed **UNILATERAL INDENTURE OF MORTGAGE** dtd. 13/05/2019 unto and in favour of Housing Development Finance Corporation Ltd. which is registered in the Office of Sub-registrar Poud / Mulshi at Serial No. 4051/2019 on dtd. 21/06/2019 for creating pari passu Mortgage / charge on all that piece and parcel of the Residential Township Project "Megapolis" consisting of "Megapolis Saffron" (which includes the project now known as Serenity) being

constructed on land admeasuring 88039 sq. mtrs alongwith F.S.I. admeasuring 1,76,077 sq. mtrs. out of the Plot No. R-1/2 (part) R-1/3(Part), Rajiv Gandhi Infotech Park, Phase-III situated at Hinjewadi, Village-Man, Taluka- Mulshi, District- Pune together with all construction thereon present and future together with all present and future FSI/TDR and any accruals/income/claim that may arise from the land / construction thereon and all receivables from sale of any unit constructed thereon.

Except the aforesaid encumbrances created under the mortgage deed/s there are not other encumbrances/charges on the project land.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is 5 Years 3 Months (31st Dec 2024).
4. (a) For new projects :
That seventy per cent of the amounts realized by me/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 utilized 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 allottees at the time of allotment of any apartment, plot or building, as the case may be.

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EKAR
(ALE)
DISTRICT
No. 4837
DATE
/2022
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Verification

M/s Pegasus Properties Pvt. Ltd.

Manoj Shah
Mr. Manoj Shah
Deponent
MKH

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Pune on this 10th day of Oct, 2019.

M/s Pegasus Properties Pvt. Ltd.

Noted And Registered
At. Sr. No. 468/2019
Date: 14/10/2019

BEFORE ME
Sangita S. Dhangekar
SANGITA S. DHANGEKAR (YERNALE)
NOTARY, GOVT. OF INDIA
PUNE

Manoj Shah
Mr. Manoj Shah
Deponent