

भारतीय गैर न्यायिक

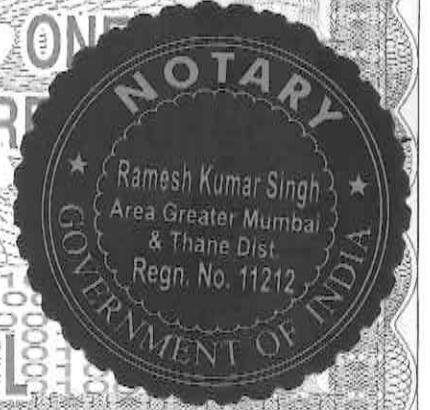
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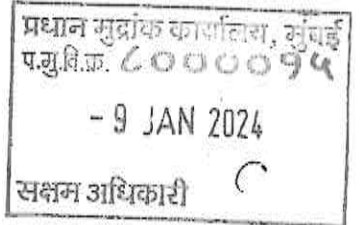
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FORM-'B'

[see rule 3(6)]



श्रीमती सुषमा चव्हाण


AFFIDAVIT CUM DECLARATION

This **Affidavit cum Declaration** is executed at Mumbai on this 25th day of January, 2024 by **Persipina Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered Office at Olympia Building, Hiranandani Business Park, Powai, Mumbai-400076, through its authorized signatory Tarun Mukherjee, vide its **Board Resolution dated 5th December 2023** hereinafter referred to as "**Developer**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns);

003581

12 JAN 2024

[illegible]



1. Pursuant to the e-Auction Sale Notice dated 19-08-2014 published in Hindustan Times on 20-08-2014, Punjab National Bank (PNB) conducted by Punjab National Bank (PNB) under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and Rules made thereunder. "Persipina Developers Private Limited" the Developer herein has purchased the said secured assets/property from PNB and issued the Sale Certificate on 30-10-2014 in favour of Persipina Developers Private Limited conveying the title of property.

2. The Developer is constructing The Project known as "MAYFLOWER" (hereinafter referred to as "The Project") on all that piece and parcel of land bearing plot no. RZ-02 (pt), Gut No. 24/1/2(pt) (Old Survey No. 58/1A (Part), 58/1B (Part), 59 (Part), 60/1 (Part), 60/2 (Part), 60/3, 60/4 (Part), 612 (Part), & 62/1 (Part)) admeasuring area 726 sq. mtrs situated in Village Bhokarpada, Taluka Panvel, and District Raigad pin code 402201. (hereinafter referred to as "said Project Land").

I, Mr. Tarun Mukherjee duly authorized by the Developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report to the said Larger Land on which the Project is proposed to be constructed. of the larger Land (including the Project land), dated 20th November 2023 was issued by Shri. Sadanand Karnik, Advocates and Solicitors.
2. That the said Project Land is free from all encumbrances save and except the loan availed by the Developer from SBI, PNB HFL and Axis Bank Limited against the security of the Larger Land. The Larger Land including the said Project Land and entire movable Fixed and Current assets (including Cash Flows /Future receivables, book debts corresponding to area sold/unsold) of project (Present and Future) in



the project stand hypothecated/ charge with mortgaged with Axis Trustee Services Limited.

3. That the time period within which the Project shall be completed by the Developer is 31st December, 2029.

4. That seventy per cent of the amounts to be realised hereinafter by me for the 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 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.

6. That I shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 I shall take all the pending approvals on time, from the competent authorities.



8. That I 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 I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

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 on this 25th day of January 2024



Deponent

BEFORE ME

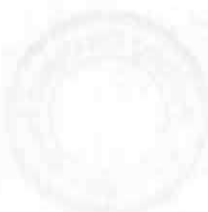
RA 25-1-24
RAMESH KUMAR SINGH
(Advocate & Notary Govt. of India)
Greater Mumbai & Thane Dist.
F-5, Sarvodaya Housing Society,
L.B.S. Nagar, 90 Feet Road,
Saidnaka, Mumbai-72.

Sr. No.	600/24
Date	25/01/24

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BEFORE ME

WITNESSES
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 2. The second witness is
 3. The third witness is

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