

PEGEEN BUILDERS & DEVELOPERS PRIVATE LIMITED

CIN: U45200HR2006PTC100894

Regd. Off.: 1st Floor, E-105, Crystal Plaza, K West Ward, New Link Road, Andheri West, Mumbai
Maharashtra - 400053

Telephone No. (+91) 022-68323901, Email id: info@pbdpl.in

ANNEXURE 'A' - Order No. 50

Declaration-Cum-Undertaking

We, **Hemant Avhad & Vatsal Shah** are adult, Indian inhabitant, the Authorized Signatory of **Pegeen Builders & Developers Private Limited** having our office at E-105, 1st Floor, Crystal Plaza, New Link Road, K West Ward, Andheri West, Tal-Andheri, Dist- Mumbai Suburban- 400053, ("Promoter") do hereby on solemn affirmation state, declare and undertake as under:

1) The Promoter has applied for registration of real estate Project **The Westpark Phase-I** with MahaRERA vide application dated 28/05/2025

2) We say and declare that the Promoters proposes to develop and construct the real estate project named "**The Westpark**" upon portion of the LOI land bearing City Survey Numbers which are as more particularly described in the First Schedule hereunder written ("LOI LAND"), out of which the Promoter is having the Development Rights on the City Survey Numbers which are as described in the Second Schedule hereunder written ("DA LAND"), out of the DA LAND, Promoter is desirous of developing the portion of the land as Phase-I of the Whole Project which are as described in the Third Schedule hereunder written ("THE PROJECT LAND"), situate lying and being at Village Oshiwara, Taluka Andheri, Mumbai Suburban District. area admeasuring **7788.75 Sq. Mtrs.** hereinafter referred to as the "Project Land" and accordingly, making an application for MahaRERA registration of real estate project "**The Westpark Phase-I**".

3) We say, declare and undertake that as on the date of submission of my application dated 28/05/2025 for registration of the real estate project **The Westpark Phase-I** there 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 /

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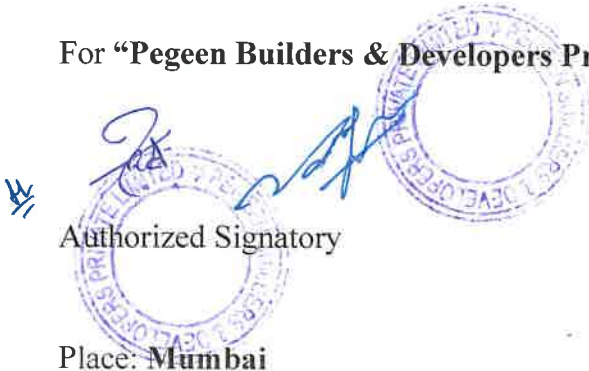
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part thereof or there are no real estate project(s) by whatever name called, registered with MahaRERA being executed on the Project Land / part thereof and that the plans as approved by the Competent Authority in respect of the real estate project, **The Westpark Phase-1** 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, 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, other public reservations (list not exhaustive) as the case may be, as approved by the Competent Authority / Government of Maharashtra.

Note: In event if there is any change in layout plan or if the registration of this real estate project causes any change in layout plan that affects project/s already registered/to be registered with MahaRERA, then in such event due process as laid down in section 14(2) of the Act shall be followed. Similarly, plans would only be sanctioned by the Competent Authority by following provisions of prevalent DCPR and by ensuring the relevant provisions of Development Schemes do not violate or affect any public amenities.

4) We solemnly state, declare and undertake that the contents of this Declaration-cum-Undertaking is true, correct and binding upon me, the Promoter of the real estate project **The Westpark Phase-1**

For “Peegeen Builders & Developers Private Limited”


Authorized Signatory

Place: **Mumbai**

Date: **27-05-2025**

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FIRST SCHEDULE

(“LOI LAND”)

All those pieces and parcels of land bearing Survey No. 41(Pt), C.T.S. No. 1A(Pt), 45(Pt), 47(Pt), 49(Pt), 50, 51, 52, 53(Pt), 54(Pt), 55(Pt), 69(Pt), 70(Pt), 73(Pt), 74, 294A, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310(Pt), 311, 313, 314, 315, 316, 317, 318, 319, 320, 321/1/A/1 situated at Village- Oshiwara, Jogeshwari West, Tal- Andheri, Dist- Mumbai Suburban-400102

SECOND SCHEDULE

(“DA LAND”)

All those pieces and parcels of land bearing C.T.S. No. 1A(Pt), 308(Pt), 311(Pt), 314, 315(Pt), 317(Pt), 319(Pt), 320, 321/1/A/1(Pt) out of the larger land more particularly described in the First Schedule hereinabove written

THIRD SCHEDULE

(“THE PROJECT LAND”)

All those pieces and parcels of land bearing C.T.S. No. 1A(Pt), 308(Pt), 314(Pt), 315(Pt), 317(Pt), 319(Pt), 320, 321/1/A/1(Pt) area admeasuring 7788.75 Sq. Mtrs. out of the larger land more particularly described in the Second Schedule hereinabove written