

AFFIDAVIT CUM DECLARATION

(For sale through E Auction Sale process in the matter 1.M/s. Asaya Builders and Developers LLP (Borrower) 2. M/s. Nivasti Imperium Pvt Ltd. (Co-Borrower/ Mortgagor) 3. Ashwin Prabhudas Vora (Personal Guarantor) 4. Lalit Prabhudas Vora (Personal Guarantor) 5. Rajesh N Vora (Personal Guarantor) 6. Priti Nimish Vora (Personal Guarantor) 7. Amit Kumar Kundalia (Personal Guarantor) 8. Anoop Chand Kundalia (Personal Guarantor) 9. Mayur Anil Raigangar (Personal Guarantor) 10. Mitali Luv Vora (Personal Guarantor)

We/I _____, a _____ having address at _____

_____ Having Adhar Card No. _____ and Pan no. _____ (hereinafter referred to as the "Purchaser/ Bidder" which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and permitted assigns), submit and confirm as follows:

I/We hereby state, submit and confirm that I are not disqualified from submitting a bid/proposal in respect of properties mentioned below:

1. Exclusive charge by way of registered mortgage on shops bearing no. (1) Shop No. 203, Second Floor, admeasuring 770 sq. feet (2) Shop No. 205, Second Floor, admeasuring 766 sq. feet (3) Shop No. 206, Second Floor, admeasuring 1650 sq. feet (4) Shop No. 211 Second Floor, admeasuring 730 sq. feet (5) No. 212, Second Floor, admeasuring 905 sq. feet all situated at "Nivasti Imperium", Plot No. 1, Sector 19, Sanpada, Navi Mumbai, Tal and Dist. -Thane

Exclusive charge by way of hypothecation on future receivables from units mentioned in sanction letter dated 25.05.2018.

2. Commercial shops bearing (1) No. 101, First Floor, admeasuring 1586 Sq. ft., (2) No. 116, First Floor, admeasuring 508 Sq. ft., (3) No. 202 Second Floor, admeasuring 238 Sq. ft., (4) No. 201 Second Floor, admeasuring 1,580 Sq. ft., (5) No. 207 Second Floor, admeasuring 2431 Sq. ft., (6) No. 301 Third Floor, admeasuring, 230 Sq. ft., (7) No. 334 Third Floor, admeasuring 176 Sq. ft., and (8) No. 335 Third Floor admeasuring 370 Sq. ft., situated at "Nivasti Imperium", Plot No. 1, Sector 19, Sanpada, Navi Mumbai.

I/We hereby state, submit and declare that the bidder/interested party or any other person acting jointly with us or any person who is a promoter and/or in the management and/or control of us or any person who shall be the promoter and/or in management and/or control of the business is not:

- (a) an undischarged insolvent.
- (b) a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.
- (c) been convicted for any offence punishable with imprisonment –
 - i. for two years or more under any Act specified under the Twelfth Schedule; or
 - ii. for seven years or more under any law for the time being in force disqualified to act as a director under the Companies Act, 2013. Prohibited by the Securities and Exchange Board of India from trading in securities or assessing the securities markets.

2. That pursuant to the Public Notice for e-auction for sale of immovable property dated 27.03.2025 issued by the Authorised Officer of Omkara Assets Reconstruction Private Limited, acting in its capacity as Trustee of "Omkara PS 10/2022- 23 Trust" (hereinafter referred to as "OARPL"), the Purchaser / Bidder has made/is making bid for purchase of Secured Assets as mentioned in the public notice.
3. We declare that no person who was or is a promoter or in management or control of the business of **Asaya Builders and Developers LLP** the Borrower and/ or is a relative of its guarantors or mortgagors is holding any position in the Bidder as director or Key Management Person or has any significant influence over the affairs of the Bidder.
4. We declare that no person who was/is a promoter or in management or control of the business of the holding company, subsidiary company, associate company or related party or connected person of the said Borrower, its guarantors, mortgagors is and/ or was holding any position in the Bidder as director or Key Management Person or has any significant influence over the affairs of the Bidder or is connected/related in any manner.
5. We further declare that none of the persons of the said Borrower, its guarantors, mortgagors have directly or indirectly approached the Bidder or had any influence in taking the decision or offered inducement of any nature to make the bid for purchase of the Secured Assets of the Borrower, its guarantors, mortgagors or in respect of price/ consideration offered to the OARPL.
6. We declare that Bidder is neither a related party nor has any conflict of interest and has taken independent business decision to make the bid for purchase of the Secured Assets of the Borrower, its guarantors, mortgagors solely in due course of business and based on commercial considerations after independent due diligence of the Secured Assets of the said Borrower, its guarantors, mortgagors.
7. We further declare that Bidder does not have any commercial or any such similar connections or relation with the Debtor Entity i.e. the Borrower, its guarantors, mortgagors or its promoters, its subsidiary, holding or associate companies or related parties or connected persons of the Debtor Entity i.e. the Borrower, its guarantors, mortgagors that have had influence on the decision of the Bidder to acquire the Secured Assets of Debtor Entity i.e. the Borrower, its guarantors, mortgagors or in the matter of decision as to price/consideration offered to OARPL.
8. We declare that the Bidder or any of its officers/KMP has not been subject to any disability corresponding to the regulatory violations under any law within or outside the jurisdiction of India.
9. We hereby declare that this Declaration has been executed by the Bidder under proper authority and have obtained all approvals as may be required in this regard.
10. We make this declaration knowing that on the faith and strength thereof OARPL has agreed to consider our bid for purchase of the Secured Assets of the Debtor Entity i.e. the Borrower, its guarantors, mortgagors.

11. The terms/expressions used herein have to be understood and construed in accordance with the definitions contained in Companies Act, 2013, Insolvency and Bankruptcy Code, 2016 and such applicable laws.
12. We hereby state, submit and confirm that whatever stated above is true, correct and the best of my knowledge.

Place:

Date:

Before Me