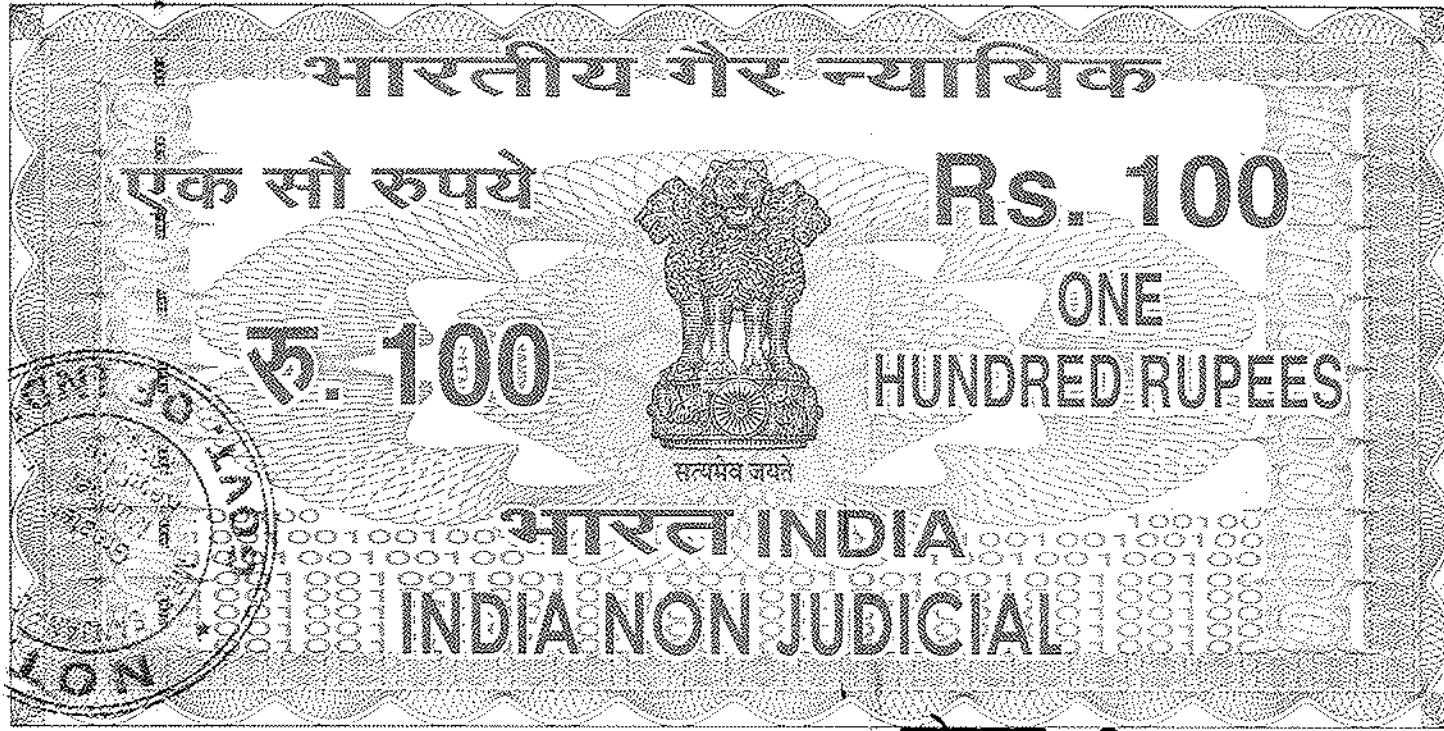


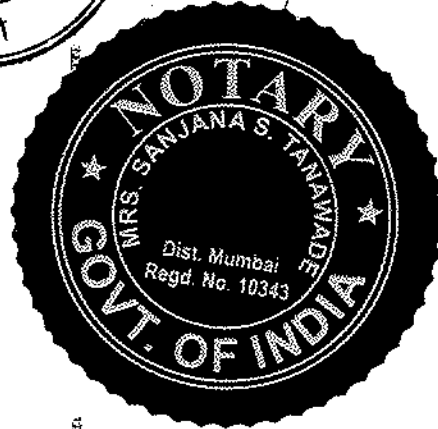
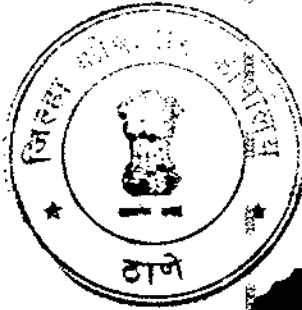


महाराष्ट्र MAHARASHTRA

जिल्हा कोषागार कार्यालये, ठाणे

31 MAY 2021

मुद्रांक प्रमुख लिपीक / लिपीक



जोडपत्र - २

2020

मुद्रांक विहीन मुद्रांक

अनुक्रमांक

दिनांक

दस्तावेज प्रकार -

दस्त नोंदणी करणार आहे का ?

होय/नाही

मिळकतीचे द्योडक्यात वर्णन -

मुद्रांक दिवत घेण्यासाठी जात

हस्त अस्तव्यास लागते की, पता व सही -

दस्तावेज प्रकारचे जात -

मुद्रांक शुल्क रकम - 100/600

मुद्रांक विक्रेत्याची सही - (जि. स. मांजरेकर)

मुद्रांक विक्रीचे ठिकाण/पता - मंगला हौस/पार्किंग सेंटर

दुकान नं. २४, भवानी मार्केट, बायोस्टर ऑफीस जवळ,

ठाणे (प.) - ४०० ६०९.

परवाना मुद्रांक क्रमांक - ९२०९०९०

ज्या कारणासाठी ज्याने मुद्रांक दिले तेला सही व दस्त नोंदणीसाठी

जात आहे तेलापासून व नोंदणीत बापट घेवून घेतले आहे.

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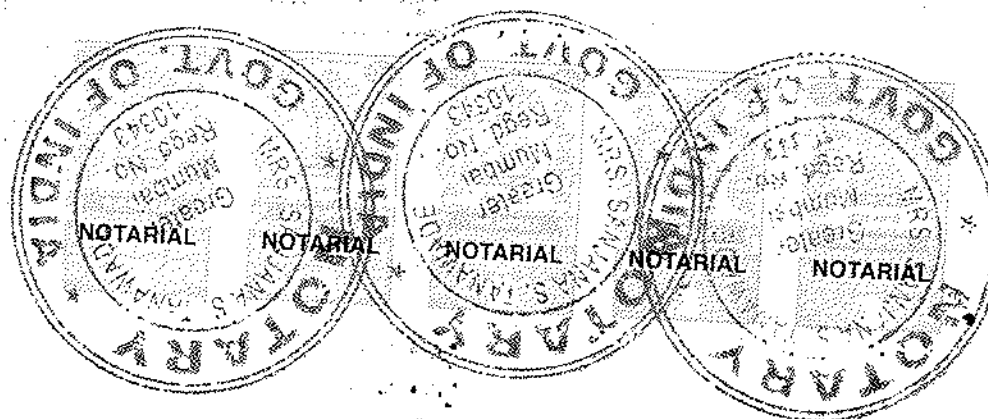
DECLARATION

I, S. Ramamurthi

duly Authorized

Signatory of Marathon Nextgen Realty Limited, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Marathon Futurex, N.M. Joshi Marg, Lower Parel, Mumbai-400013, the Promoter of the proposed Real Estate Project ("the Promoter") do hereby solemnly declare, undertake and state as under:



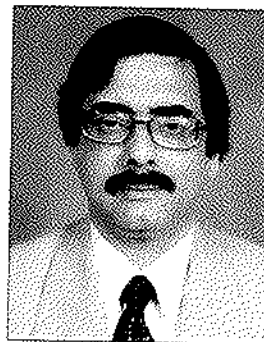


1. I am Authorized Signatory of Marathon Nextgen Realty Limited. Marathon Nextgen Realty Limited has authorized me to execute the present Declaration vide authorization dated 29th May, 2017.
2. The Whole Project is known as '**Marathon Neopark**' ("**Whole Project**") comprising of buildings in the Larger Layout. The Whole Project consists of various Real Estate Projects. The development of a building known as '**Marathon Neopark Ashoka**' is divided into three Real Estate Projects namely (i) '**Marathon Neopark Ashoka Wing-A**' (ii) '**Marathon Neopark Ashoka Wing-B**' and (iii) '**Marathon Neopark Ashoka Wing-C**', the details of which are as follows:
 - (i) '**Marathon Neopark Ashoka Wing-A**' comprising of Basement, shops on Ground Floor (pt) and Stilt (pt), 1 Podium (Proposed), 1st to 22nd Floor (Sanctioned) is a phase of the Whole Project and is proposed to be registered as a 'Real Estate Project' to be known as '**Marathon Neopark Ashoka Wing-A**' ("**the Real Estate Project**").
 - (ii) '**Marathon Neopark Ashoka Wing-B**' comprising of Basement, shops on Ground Floor (pt) and Stilt (pt), 1 Podium (Proposed), 1st to 22nd Floor (Sanctioned), is a phase of the Whole Project and is proposed as a 'Real Estate Project' to be known as '**Marathon Neopark Ashoka Wing-B**' ("**the Real Estate Project**").
 - (iii) '**Marathon Neopark Ashoka Wing-C**' comprising of Basement, shops on Ground Floor (pt) and Stilt (pt), 1 Podium (Proposed), 1st to 5th Floor (Sanctioned) and proposed upto 22nd Floor, is a phase of the Whole Project and is proposed as a 'Real Estate Project' to be known as '**Marathon Neopark Ashoka Wing-C**' ("**the Real Estate Project**").
3. The Promoter is registering the said Real Estate Project on the RERA Website. However, the Agreement for Sale and the Schedules and Annexures thereto are still under preparation. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("**RERA**") and read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("**MAHA RERA Rules**") for preparation of the above mentioned documents and shall upload them as soon as they are ready.

I hereby declare that whatever stated hereinabove, is true to the best of my knowledge and belief and I believe the same to be true.

Solemnly affirmed at Mulund)

Dated on this 2nd day of July, 2021)



Deponent
For Marathon Nextgen Realty Limited

S. Ramamurthi

(Authorized Signatory)

BEFORE ME

~~ATTENDED NAME~~

MRS. SANJANA S. TANAWADE

B.A LL.B

Advocate & Notary

Government of India

Regd. No. 10343

8, Pande Niwas, Tulseth Park, Lake Road
Bhandup (W), Mumbai - 400 078.

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9870464106

NOTED & REGISTERED

Sr. No. 111 Page No. 69

Date: 02/07/21

