



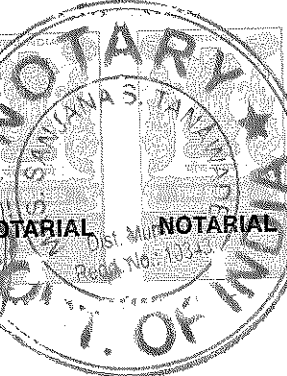
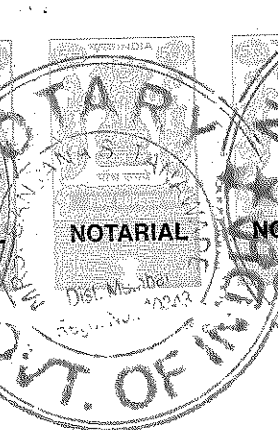
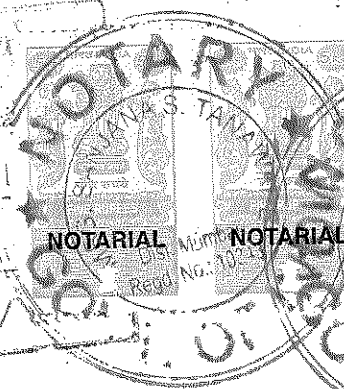
महाराष्ट्र MAHARASHTRA

2017

SE 759023



निष्ठा कोषागार काय
हावे
- 4 JUL 2017
मुद्रांक समुदाय सिटीक
2-7-17



Form 'B'

Declaration, Supported by an Affidavit, which shall be Signed by the Promoter or any Person Authorized by the Promoter

[Signature]

AFFIDAVIT CUM DECLARATION

I, Dwarkanath K. Rao, duly authorized signatory of Marathon Realty Private Limited, a Company registered under the Companies Act, 1956 and having its registered office at 702, Marathon Max, Jn. of Mulund-Goregaon Link Road, Mulund (West), Mumbai – 400 080, the Promoter of the proposed Real Estate Project ("the Promoter") do hereby solemnly declare, undertake and state as under:

I am Authorized Signatory of Marathon Realty Private Limited. Marathon Realty Private Limited has authorized me to execute the present Affidavit cum Declaration vide authorization dated 01st July, 2017.

[Signature]

30 JUL 2017

॥ श्री ॥

जोड़पत्र-2/Annexure - II

खाली शिक्का प्रतिज्ञापत्रा अतिरिक्त वापरण्यांत येणा-या मुद्रांकावर उद्भव.

१) मुद्रांक दिवशी नोंदणी क्रमांक/दिनांक
(Serial No./Date)

4569L

२) कागदाचा प्रकार
(Type of Document)

Declaration

३) कसलाही करणार आहेत का ?
(Whether it is to be registered)

होय / नाही
Yes / No

४) मालकीचे थोडक्यात वर्णन -
(Property Description in brief)

५) मुद्रांक देणारा-याचे नांव, व सही
(Stamp Purchaser's Name, & Signature)

Marathon Realty Private Limited

६) इतर कोणत्याही व्यक्तीचे नांव, पत्ता व सही
(Whether other person then Name, Address, & Signature)

Siddhant

७) इतर-या पक्षाचा नांव
(Name of the Other Party)

McOm

८) मुद्रांक मुल्य रक्कम (Stamp Duty Amount)

100/-

९) प्रमाणपत्राक मुद्रांक विक्रीपत्राची सही

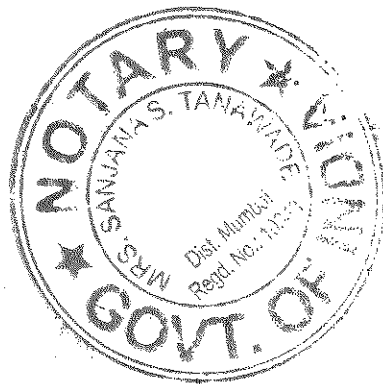
वसुंधरा क्रमांक मुद्रांक - 06/2017

मार्गदर्शक क्रमांक - 1201015

१०) एच.डी. संख्या - मुद्रांक देणाराच्या कार्यालय संख्या

मुद्रांक विक्रीपत्रा, १२ मार्च, असे (२) - २०० ६०१.

११) मालकीपत्राची प्रत यावर जोडली आहे ती त्याच कारणासाठी मुद्रांक द्यावी
(प्रमाणपत्राक मुद्रांक देणाराच्या कार्यालयात आहे.)



The development of the building known as '**Marathon Monte Carlo**' consists of Residential building of 2 level basement for PPL Parking plus Ground Floor plus 1st to 4th partly Residential and partly Parking Floors plus 5th Service Floor plus 6th Floor Podium and amenities plus 7th to 43rd Floor and Proposed upto 47th Floors. The development of part of the tower/wing of a building known as '**Marathon Monte Carlo**' comprising of 23rd Floor to 32nd Floor, is a phase of development and is proposed as a 'Real Estate Project' to be known as '**Marathon Monte Carlo-2**' ('the Real Estate Project').

1. The Promoter has a legal title Report to the land on which the development of the Real Estate Project is to be carried out.

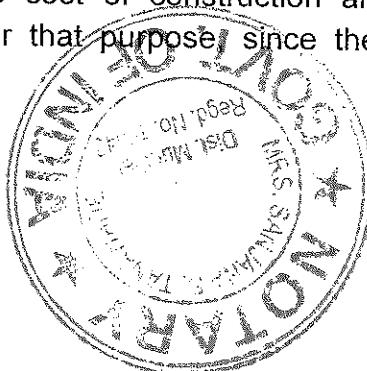
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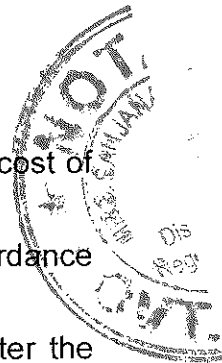
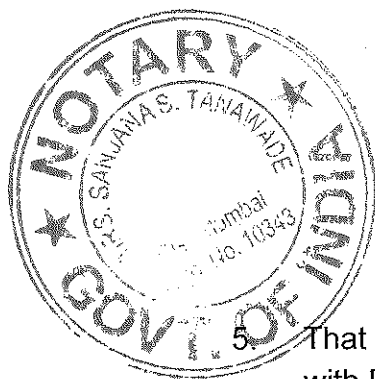
a legally valid authentication of title of such land of the Real Estate Project is enclosed herewith. The Agreement for Sale and the Schedules and Annexures thereto are still under preparation. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 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.

2. (a) The details of encumbrances is as follow:
 - (i) By and under the Indenture of Mortgage dated 23rd September, 2014 registered with Sub-Registrar of Assurance at Kurla-1 under Serial No.KRL1-8534-2014 on 24th September, 2014 ("the said Mortgage Deed"), with ICICI Bank Limited having its Registered Office at Landmark, Race Course Circle, Vadodara-390 007 and its Corporate Office at ICICI Bank Towers, Bandra Kurla Complex, Mumbai-400 051 ("the Said IBL"), the Promoter has mortgaged the property as more particularly set out in the Schedule to the said Mortgage Deed and created security thereon on the terms and conditions as more particularly set out therein.
 - (b) There is no litigation in respect of the Marathon Monte Carlo Building as on date.
3. That the time period within which the Real Estate Project shall be completed by the Promoter is as per the date as disclosed on the RERA website.
4. Real Estate Project is an ongoing project on the date of commencement of the Act;
 - (i) That seventy per cent of the amounts to be realised hereinafter by the 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.

OR

- (ii) That entire of the amounts to be realised hereinafter by the 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 since the estimated





receivable of the Real Estate Project is less than the estimated cost of completion of the Real Estate Project.

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 Real Estate Project have been utilised for the Real Estate Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Real Estate 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent
For Marathon Realty Private Limited

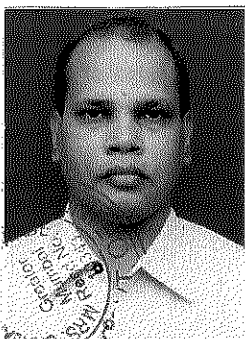
Dwarakanath K. Rao

(Authorized Signatory)

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 Mulund on this 21st day of July, 2017.



Deponent
For Marathon Realty Private Limited

Dwarakanath K. Rao
(Authorized Signatory)



BEFORE ME

21/07/17
MRS. SANJANA S. TANAWADE
B.A.L.L.B.

Advocate & Notary

Regd. No. 10343

6, Panch Niwas,

Tulseth Pada, Lake Road,

Bhandup (W), Mumbai - 400 078

