



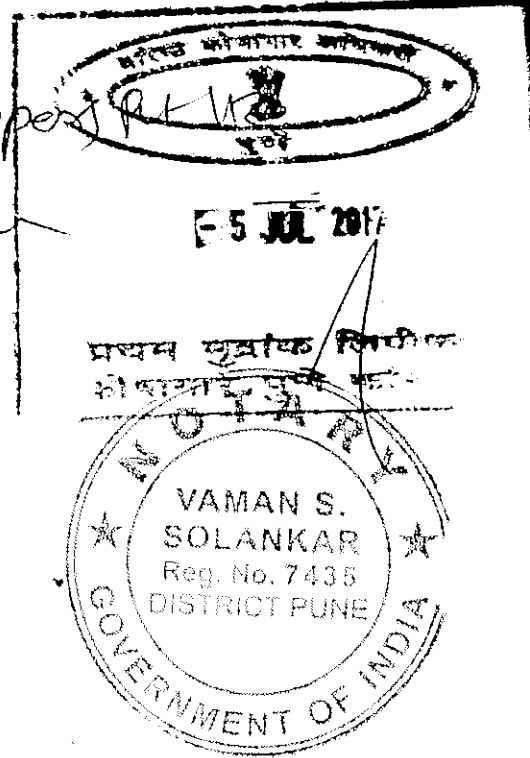
महाराष्ट्र MAHARASHTRA  
प्रतिज्ञापत्र / Affidavit

2017

SG 124482

18 JUL 2017  
मुद्रांक नोंदवही अंक 7217 दिनांक 18 JUL 2017  
मुद्रांक विकत घेणव्याचे नाव Manuel Zeta Developer  
च होणव्या पत्ता Koregen Park  
हस्ते नाव व पत्ता S. P. Kulkarni P. R.  
मुद्रांक विकत/हस्ते घेणव्याची सही [Signature]  
ज्या मालकीसाठी मुद्रांक घेतला त्याची त्याच कारणासाठी मुद्रांक  
खोदी करण्यापासून 6 महिन्यात कायदा बंधनकारक आहे.

लता ए. कुलकर्णे  
मुद्रांक विकतगी पत्ता नं. 22091226  
ए-14, विद्युत नगर, कोरगाव पार्क, पुणे-1.



FORM 'B'  
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE  
PROMOTER

**Affidavit cum Declaration**

Affidavit cum Declaration of I Vishwajeet Subhash Jhavar director of Marvel Zeta Developers Private Limited, promoter of proposed project, to be known as "Marvel Piazza Phase 01"

I, Mr. Vishwajeet Subhash Jhavar director of Marvel Zeta Developers Private Limited, promoter of the proposed project to be known as "Marvel Piazza Phase 01" do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title Report to the land on the development of the project is proposed.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the promoter has taken the loan facility from the Vistra ITCL (India) Ltd on development rights of the project land for the said & no litigation pending relating to any right title interest in the project.

3. That the time period within which the project shall be completed by promoter from the date of registration of project;

**4. For ongoing project on the date of commencement of the Act:-**

That seventy per cent of the amounts to be realised hereinafter by 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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 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 allottees at the time of allotment of any apartment, plot or building, as the case may be.

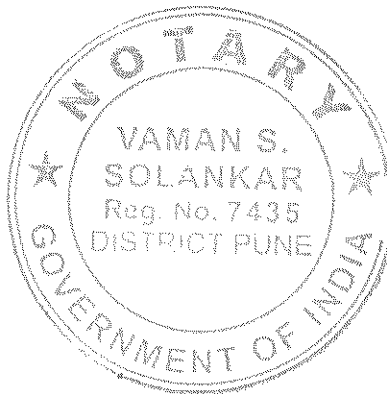


Deponent

### Verification

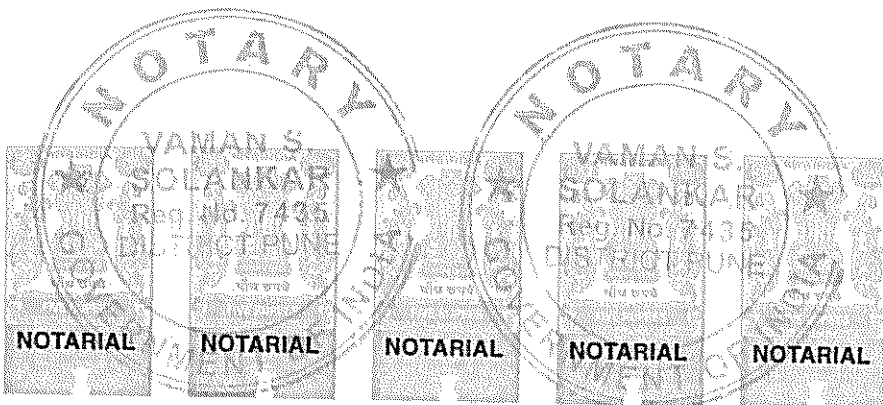
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at on this day of 19<sup>th</sup> July 2017

Deponent



BEFORE ME  
  
 VAMAN S. SOLANKAR  
 NOTARY  
 GOVT. OF INDIA  
 Reg. No. 7435

19 JUL 2017



Noted & Registered  
 at. Sr.No. 10346/12