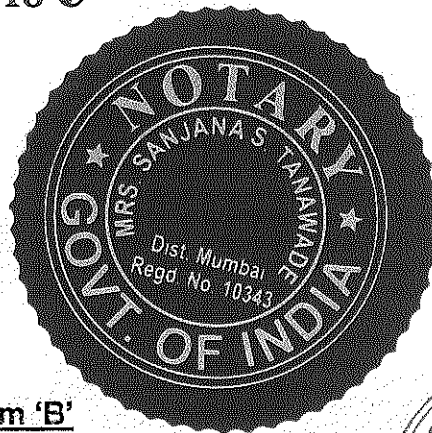
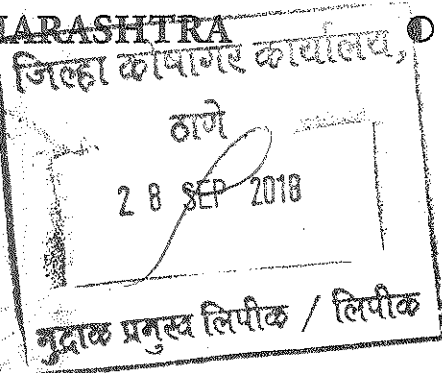




महाराष्ट्र MAHARASHTRA

© 2018 ©

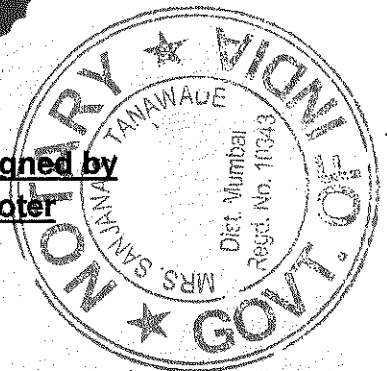
UC 651781



Form 'B'

Declaration, Supported by An Affidavit, which shall be signed by the Promoter or any Person Authorized by the Promoter

AFFIDAVIT CUM DECLARATION



I, K.S. Raghavan, duly authorized signatory of M/s. Suyog Developers, a Partnership Firm duly registered under the provisions of the Indian Partnership Act, 1932 and having its registered address at C-4, Ground Floor, Ravi Apartments, Sevaram Lawani 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 M/s. Suyog Developers. M/s. Suyog Developers has authorized me to execute the present Affidavit cum Declaration vide authorization dated 01-10-2018.

जो=पत्र - १

सकत प्रतिज्ञापत्रासाठी

- 1 OCT 2018

मुद्रांक विक्री नोंदवही

अनुक्रमांक 180235 दिनांक

मुद्रांक विकत घेणाऱ्याचे नाव

SUYOG DEVELOPERS'

पत्ता व सही -

702, Maharashtra Max,
Mumbai-Goregaon Link Road,
Mumbai (W), Mumbai-400 030.

मुद्रांक विक्रेत्याची सही - (शंकर साहेबराव जाधव)

मुद्रांक विक्रीचे ठिकाण/पत्ता - ठाणे जिल्हा सत्र कारागार

ठाणे (प.) - ४०० ६०१.

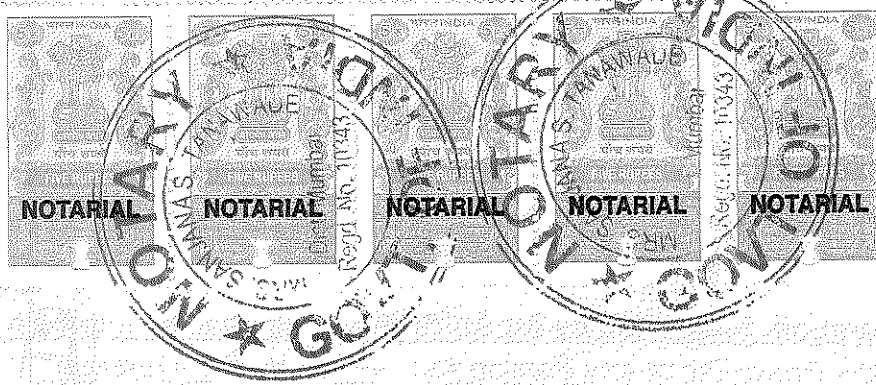
परवाना मुद्रांक क्रमांक - १२०१०३९

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रसिद्धपत्र
सादर करणेसाठी मुद्रांक कापण्याची आवश्यकता नाही
(शासन आदेश दि. ०१/०७/२००४ बृ.स.४)

अपरणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी
त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून
६ महिन्यात वापरणे बंधनकारक आहे

Aditya Kadam

Adam



The Whole Project consisting of Lower Ground, Upper Ground Floor and Residential Proposed upto 27th Habitable Floor is known as '**Marathon Neoskies**' ("**Whole Project**"). The development of the Whole Project is divided into two Real Estate Projects namely 'Marathon Neoskies-1' consisting of Lower Ground, Upper Ground Floor and Residential upto 13th Habitable Floor (Sanctioned) and Proposed upto 22nd Floor, 'Marathon Neoskies-2' proposed to be from 23rd to 27th Habitable Floors(Proposed). The development of part of the tower/wing of a building known as '**Marathon Neoskies**' comprising of Lower Ground, Upper Ground Floor and Residential upto 13th Habitable Floor (Sanctioned) and Proposed upto 22nd Floor is a phase of the Whole Project is proposed to be registered as a 'Real Estate Project' to be known as '**Marathon Neoskies -1**' ("**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.

AND

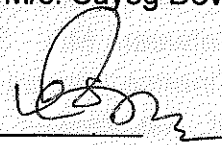
a legally valid authentication of title of such land of the Real Estate Project is enclosed herewith. The Agreement for Sale and the Schedules and Annexures thereto are still under preparation. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 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 encumbrance is as follows:
 - (i) By an Indenture of Mortgage dated 24th November, 2017 executed between M/s. Suyog Developers (Mortgagor) and Reliance Home Finance Limited (Mortgagee) registered in the office of Sub-Registrar of Assurances at Kurla-2 under Serial No.KRL-2-12390-2017 on 24th November, 2017. Whereby M/s. Suyog Developers had mortgaged with the Mortgagee the property more particularly described in the schedule of the Indenture of Mortgage dated 24th November, 2017.
 - (b) The details of litigations are more particularly mentioned below;
 - (i) A Suit bearing stamp No.6259 of 2018 is filed in Bombay City Civil Court at Bombay by Mr.Vijay Mahadeo Parab against Suyog Developers and 3 Ors. for Permanent Injunction. The said suit is pending for final hearing
 - (ii) A Writ Petition bearing Lodging No. 1726 of 2018 was filed by Mr Shailendra Mulchand Jaiswal in Original Side of Bombay High Court at Bombay against Dy. Collector (Encroachment/Removal) and Competent Authority, Bhandup and 2 Ors., which has been disposed of on 23.05.2018 in view of the Statement made by the Ld. AGP, that the suit property will not be demolished without following due process of law.
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 new project;

That seventy percent of the amounts 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.

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 M/s. Suyog Developers

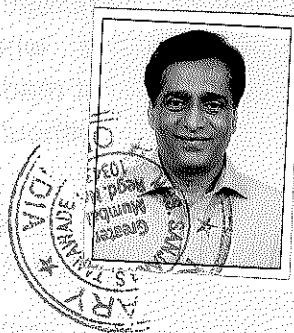
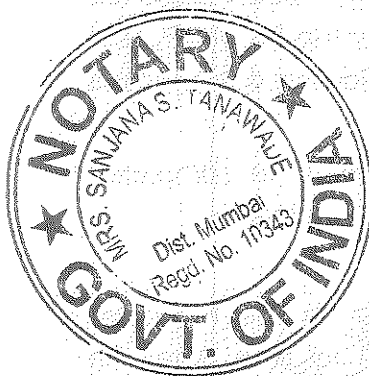


K.S. Raghavan
(Authorized Signatory)

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 04th day of October, 2018.



BEFORE ME

 04/10/18

MRS. SANJANA S. TANAWADE
B.A.L.B.

Advocate & Notary

9967651166 Regd. No. 10343
9870464106 8, Pande Niwas,
Tulseth Pada, Lake Road,
Bhandup (W), Mumbai - 400 078

Deponent
For M/s. Suyog Developers



K.S. Raghavan
(Authorized Signatory)

NOTED & REGISTERED

Sr. No. 343 Page No. 70
Date: 04/10/18