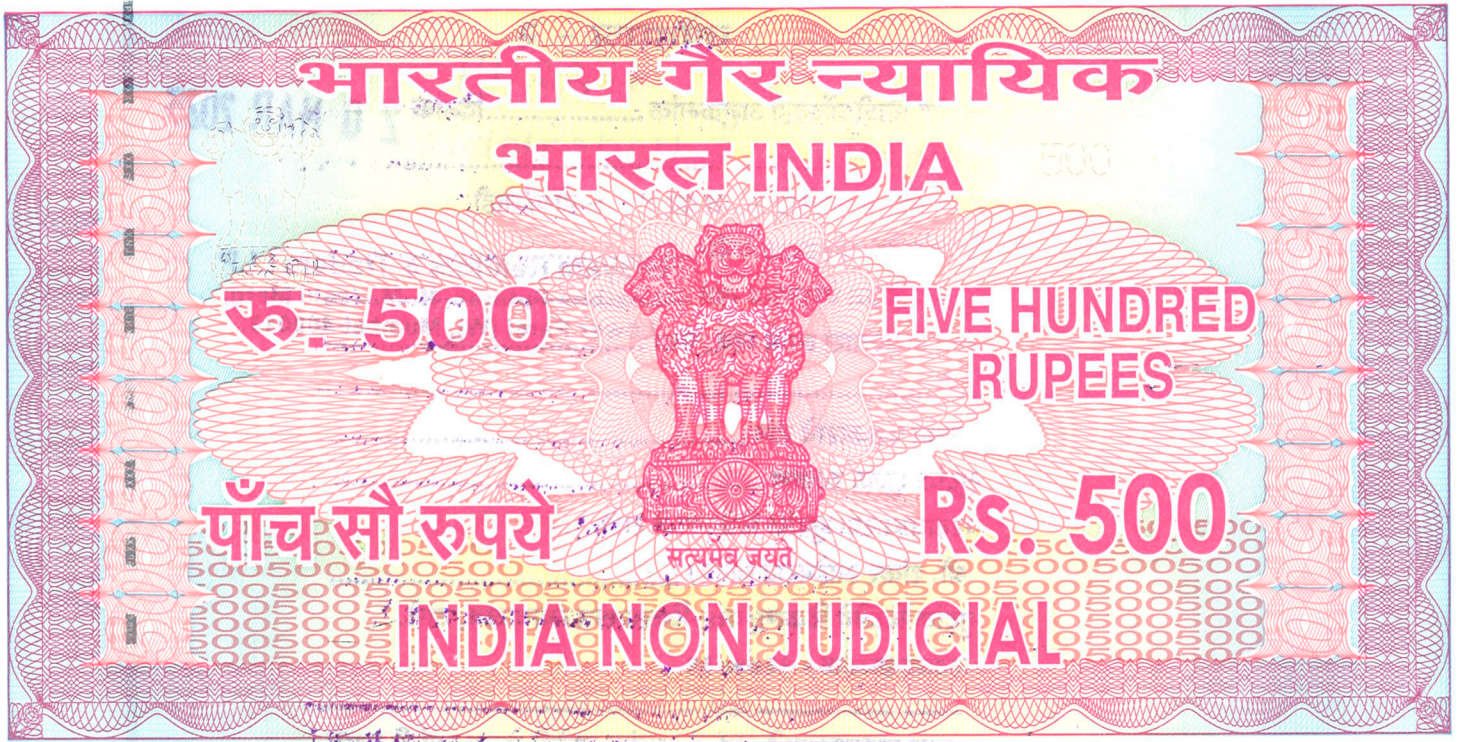
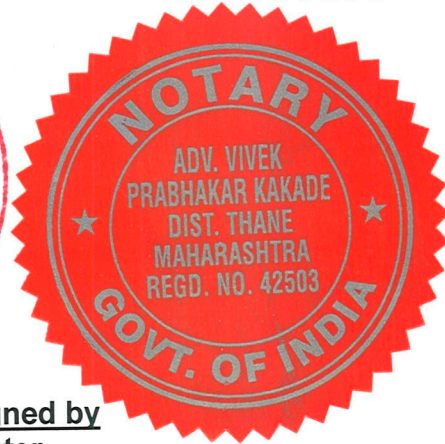
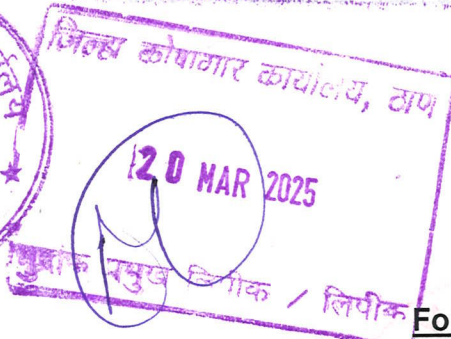




महाराष्ट्र MAHARASHTRA

2024

DF 136050



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, Dwaykanath K. Rao, duly authorized signatory of Swayam Realtors and Traders LLP, a Limited Liability Partnership incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 801, 8th Floor, Shikhar Complex, Shrimali Society, Near Mithakhali Six Roads, Navrangpura, Ahmedabad, Gujarat-380 009 and correspondence address at: Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008, the Promoter of the Proposed Real Estate Project ("the Promoter") do hereby solemnly declare, undertake and state as under.

I am Authorized Signatory of Swayam Realtors and Traders LLP. Swayam Realtors and Traders LLP have authorized me to execute the present Affidavit cum Declaration vide authorization dated 13th July, 2017.

जोडपत्र - २

मुद्रांक विक्री नोंदवही अनुक्रमांक ८८८८४४ दिनांक २० MAR 2025
दस्तावेजाचा प्रकार Undertaking

वस्तु नोंदणी करणारा असेल का ? :- होय/नाही

शेकड्याचे थोडक्यात वर्णन Swayam Realtors & Traders LLP
मुद्रांक विक्रीत घेणाऱ्याचे नांव Marathon Futurex, N.M. Joshi Marg,
हस्त अस्त्यास त्याचे नांव, पत्ता Lower Parel (W), Mumbai-400013.

सही

दस्तावेजा पक्षकाराचे नांव

मुद्रांक शुल्क रक्कम

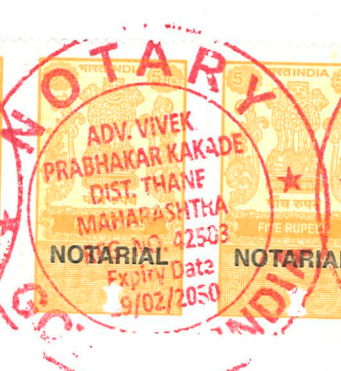
परवानाधारक मुद्रांक विक्रेत्याची सही-

श्री. शंकर साहेबराव यादव)

मुद्रांक विक्रीचे ठिकाण/पत्ता-जिल्हा सत्र न्यायालय, ठाणे.

परवाना क्रमांक - १२०१०३१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच
कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापर
बंधनकारक आहे.



The Promoter proposes to revise its earlier Form-B Declaration dated 18th July, 2017 as mentioned below;

The Whole Project is known as '**Monte South**' ("**Whole Project**"). The Whole Project Consist of various Real Estate Projects. The development of building known as '**Monte South Pilatus**' comprising of 3 Basements, Lower Ground, Ground Floor, 7 Podiums, Stilt and upto 64th Floor (sanctioned) or more floors and/or as per the full potential available being developed on portion of land bearing C.S. No.1841 of Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008 and is divided in several Real Estate Projects. The development of part of the building known as 'Monte South Pilatus' comprising of 46th to 54th Floors, is a phase of the Whole Project and registered as a 'Real Estate Project' known as '**MONTESOUTH 6**' ("**the Real Estate Project**").

The Promoter states that 3 Basements (part or full), Lower Ground (part or full), Ground Floor (part or full) and 1st to 7th floor (part or full) may be used for Public Parking and/or for Commercial User.

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

AND

a legally valid authentication of title of such land of the Real Estate Project/Whole Project alongwith draft copy of Agreement for Sale has been uploaded on the RERA website.

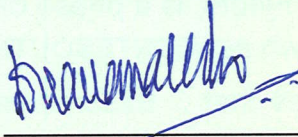
2. (a) The details of encumbrances are as follow:
 - (i) By and under an Deed of Mortgage cum Charge dated 02nd February, 2023 registered with the office of Sub-Registrar of Assurance at Mumbai City-4 under Serial Number BBE4-1421-2023 on 2nd February, 2023, Swayam Realtors And Traders LLP has created an exclusive charge on present and future FSI of Tower 'B' i.e. Building 'Monte South Pilatus' and pari passu charge on Freehold Land as more particularly set out in the said Mortgage Deed with IDBI Trusteeship Services Limited, therein referred to as 'Security Trustee' on the terms and conditions as more particularly set out therein
 - (b) There is no litigation in respect of the Real Estate Project as on date.
3. That the time period within the Real Estate Project shall be completed by the Promoter is 30th June, 2026.
4. Real Estate Project is a new project;

That seventy percent of the amounts realised 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 **SWAYAM REALTORS AND TRADERS LLP**



Dwaykanath K. Rao

(Authorized Signatory)

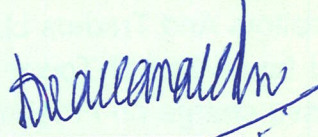
Verification

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 27th day of June, 2025.

Deponent

For **SWAYAM REALTORS AND TRADERS LLP**



Dwaykanath K. Rao

(Authorized Signatory)



BEFORE ME



VIVEK P. KAKADE
ADVOCATE & NOTARY
GOVT. OF INDIA
DIST.- THANE
Reg. No. 42503

