

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

● 2025 ●

EK 389799

रु. 500 30445 दि. 2 DEC 2025 मु.श.रकम रु. 500

रस्ताचा प्रकार:- Deleleeshi

रस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन m/s. swayam Sonelmuls CEP

मुद्रांक विकात घेणाऱ्याची नाव selected nation Banker

पता Renu

दुसऱ्या पक्षकाराचे नाव

हस्ते व्यक्तीचे नाव- Tushar Sonelmal पत्ता- Pashant

संजय राजनाथ घोडऱी  
परवाना क्र. 2209998  
९८४, कसवा पेठ, पुणे-११

मुद्रांक विकात घेणाऱ्याची सही

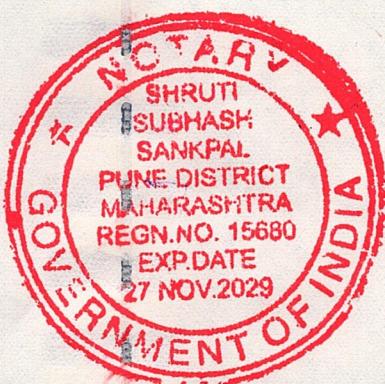
ज्या कारणासाठी ज्यांनी मुद्रांक छरेदी केला त्याच कारणासाठी मुद्रांक

छरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



17 NOV 2025

प्रथम मुद्रांक लिपीक  
गोवागार पुणे करिता।



Affidavit cum Declaration

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 the "M/s. Swaraj Landmarks LLP" Promoter of the project "54 Flores Drive Phase 1" Situated at "CTS NO- 4592/1 (P), Plot No-54 (P) + CTS NO- 4592/2, Plot No- 55 being situated at village- Hadapsar, Taluka- Haveli, District- Pune- 411028".

"M/s. Swaraj Landmarks LLP" promoter of the project "54 Flores Drive Phase 1" Situated at "CTS NO- 4592/1 (P), Plot No-54 (P) + CTS NO- 4592/2, Plot No- 55 being situated at village- Hadapsar, Taluka- Haveli, District- Pune- 411028" do hereby solemnly declare, undertake and state as under:

1. We have the legal title report to the land on which the development of the project is proposed.
  - a. The said promoter by the Deed of Mortgage 24.07.2020 registered with the Sub-Registrar, Haveli No.23 at serial No.8172/2020 on 24.07.2020 mortgaged the said Property to and in favour of Bajaj Housing Finance Limited as security for the loan availed by it.
  - b. the Promoter availed the project loan from Bajaj Housing Finance Limited, for the said Project on the security of the said Project land as well as some Residential and Commercial Units of Building A, B, C, D by Deed of Mortgage 11.11.2025 registered with the Sub-Registrar, Haveli No.15 at serial No. 26677/2025 on 11.11.2025 mortgaged the said Property to and in favor of Bajaj Housing Finance Limited as security for the loan availed by it.
2. That the time period within which the project shall be completed by us on or before **30.06.2029**
3. Seventy Percent of the amounts to be realised hereinafter by me 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.
4. The amount from separate account shall be withdrawn in accordance with RERA Rule

5. We 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.
6. We shall take all the pending approvals on time, from the competent authorities.
7. We shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.
8. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For "M/s. Swaraj Landmarks LLP"

  
Deponent

Verification

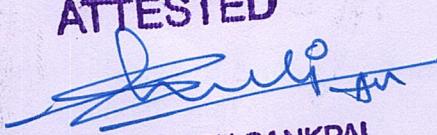


The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at Pune on this 2<sup>nd</sup> December of 2025.



ATTESTED

  
SHRUTI SUBHASH SANKPAL  
ADVOCATE & NOTARY  
GOVT. OF INDIA

For "M/s. Swaraj Landmarks LLP"

  
Deponent

Noted & Registered  
At Serial No 2492/2025  
Date 02 DEC 2025

