

महाराष्ट्र MAHARASHTRA

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EK 389799

क्र. 30445 दि. - 2 DEC 2025 मु.शु.रकम रु. 500

इस्ताचा प्रकार:- Deed of Gift

इस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन Mrs. Suman S. Deshmukh's LEP

मुद्रांक विकत घेणाऱ्याचे नाव Saket Kumar Bamkar

पत्ता Rong

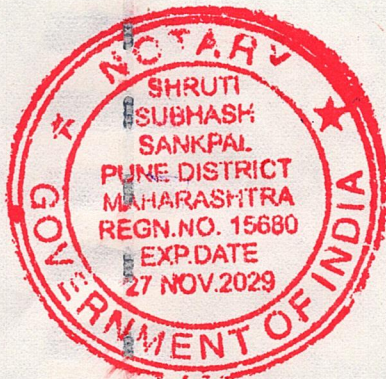
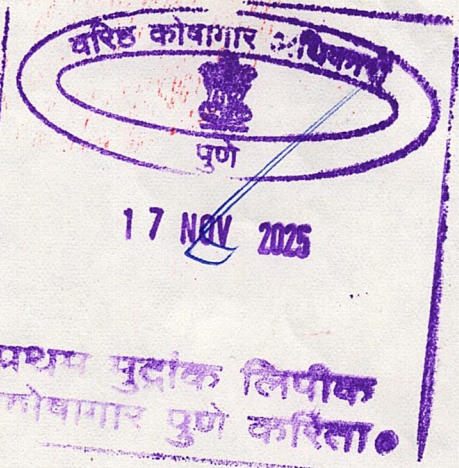
दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव- Tushar Deshmukh पत्ता- Pashankar

मुद्रांक विकत घेणाऱ्याची सही

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.

संजय रंगनाथ चौधरी
परवाना क्र. 2209994
१८४, कसबा पेठ, पुणे-११.



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

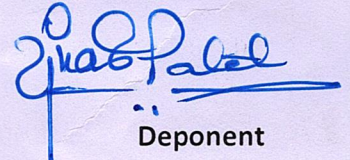
Affidavit cum declaration of the "M/s. Swaraj Landmarks LLP" Promoter of the project "54 Flores Drive Phase 1" Situated at "CTS NO- 4592/1 (P), Plot No-54 (P) + CTS NO- 4592/2, Plot No- 55 being situated at village- Hadapsar, Taluka- Haveli, District- Pune- 411028".

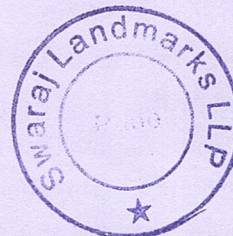
"M/s. Swaraj Landmarks LLP" promoter of the project "54 Flores Drive Phase 1" Situated at "CTS NO- 4592/1 (P), Plot No-54 (P) + CTS NO- 4592/2, Plot No- 55 being situated at village- Hadapsar, Taluka- Haveli, District- Pune- 411028" do hereby solemnly declare, undertake and state as under:

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

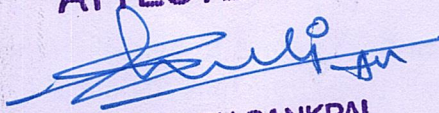


Verification

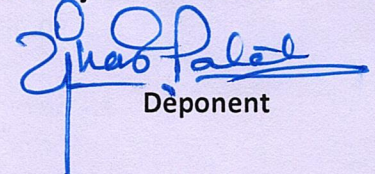
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at Pune on this 2nd 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

