भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

CS 034324

24 JAN 2025

अ.क्र. 33796 दि. 07 MAR 2025 किंमत ५००/-

कोणाकरिता श्री. राजेश बालाबक्ष बुटोले

एस. एम. खेत्रे
स्टॅम्प वेंडर हायकोर्ट
मुद्रांक परवाना क्र. 3101073
छत्रपती संभाजीनगर

**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 **Mr. RAJESH BALABAX BUTOLE** Partner & Authorised Signatory of **M/s. SWANAND REALTIES**, promoter of the proposed project **NAKSHATRA RESIDENCY** situated at **CTS NO-13781 and CTS NO-13782, PANDURANG COLONY KHOKADPURA, AURANGABAD**

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

I, **Mr. RAJESH BALABAX BUTOLE** Partner & Authorised Signatory of **M/s. SWANAND REALTIES**, promoter of the proposed project **NAKSHATRA RESIDENCY** situated at **CTS NO-13781 and CTS NO-13782, PANDURANG COLONY KHOKADPURA, AURANGABAD**, do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which 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 project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; **30-12-2025**

4. **(b) FOR ONGOING PROJECT ON THE DATE OF COMMENCEMENT OF THE ACT:**

   (i) That seventy per cent of the amounts to be realised hereinafter by me/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.

   OR

   (ii) That entire of the amounts to be realised hereinafter by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

**FOR SWANAND REALTIES**

**RAJESH BALABAX BUTOLE**
**PARTNER**
**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 me at **CHHATRAPATI SAMBHAJI NAGAR** on this 07 day of **MARCH 2025**

**FOR SWANAND REALTIES**

**RAJESH BALABAX BUTOLE**
**PARTNER**
**DEPONENT**

AFFIDAVIT
Solemnly affirmed before me
by Shri / Smt. Rajesh Balabax Butole
Age: 55 Year's, Occu.: Business
R/o N-2. CIDCO
Tq. Chh Sambhajinagar Dist. Chh Sambhajinagar
Who identified by
Whom He/ She is personally Known
08 MAR 2025

NOTED & REGISTERED
AT Sr. No. 399 2025
THIS DOCUMENT CONTAINS
PAGES

BEFORE ME
VILAS S. JANEPHALKAR
Advocate Notary Govt. of India
AREA AURANGABAD DISTRICT
(Mob):9309591714/9011476709
Reg. No. 15469