भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NAGPUR TREASURY
03AB 211812
24 MAY 2024
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO. 2003
DATE 16/07/2024

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn. No
15840
My Term Expires
on 05-12-2024
GOVT. OF INDIA

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 **M/s Leverage Realities** through its Partner and Authorised Signatory **Shri Aditya S/o Umesh Gupta** of the proposed New project **"Leverage Green Meadows"'**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 16th May 2024;

3492

31 MAY 2024

४) मुद्रांक विकत घेणाऱ्याचे नाव व सही	सेवरेज सिस्टीम्स
५) हरकत असल्यास त्याचे नाव, पत्ता व सही	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	१५

जी. बी. भोयर

मुद्रांक विक्रेता, ना.क्र. ११/८६, कोड क्र. ४६०१०४०
जिल्हाधिकारी परिसर, त. कचेरी, नागपूर (शहर)

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

NOTARIAL REC
ENTRY NO.
DATE

VRATOM

Project Details: **"Leverage Green Meadows"** Situated Kh No.38,123 PH No.42, Mouza – Shankarpur, Village: Shankarpur Taluka Nagpur (Rural) and District Nagpur-441108 .

We, M/s Leverage Realities **(Promoter)** through its Member and Authorised Signatory Shri Aditya S/o Umesh Gupta of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New project is to be carried out.

   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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **31/05/2028**.

4. **For New projects:-**

   That seventy per cent of the amounts realised 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

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 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, 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 have 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.

For Leverage Realities

LEVERAGE REALITIES

PARTNER

Partner

Shri Aditya S/o Umesh Gupta,

(Partner and Authorised Signatory)

Leverage Realities

(Promoter)

(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 on this day of **04th June 2024**.

For Leverage Realities

LEVERAGE REALITIES

PARTNER

Partner

Shri Aditya S/o Umesh Gupta,

(Partner and Authorised Signatory)

Leverage Realities

(Promoter)

(Deponent)

Sworn before me on this 16th dt. day of July 2024 at Nagpur by Shri/Smt./Ku. Above deponent R/o Nagpur who has been identified by Shri/Smt. Advocate, Nagpur

16/7/2024

Suresh S. Meshram
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

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