

महाराष्ट्र MAHARASHTRA ◑ 2025 ◑

NAGPUR TREASURY
DS 985125
31 OCT 2025
ATO Stamp Head Clerk / Clerk

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 **LEVERAGE REALITIES** through its Partner and Authorized Signatory **Shri. Aditya S/o Umesh Gupta**, promoter of the proposed New project **"LEVERAGE GREEN MEADOWS"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 31st October 2025;

Project Details: **"LEVERAGE GREEN MEADOWS"** located at Kh No.38,123 PH No.42, Mouza – Shankarpur, Village: Shankarpur Taluka Nagpur (Rural) and District Nagpur-441108.

We, **LEVERAGE REALITIES** through its Partner and Authorized Signatory **Shri. Aditya S/o Umesh Gupta**, promoter 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 the said project including **Kh No.38,123 PH No.42, Mouza – Shankarpur, Village: Shankarpur Taluka Nagpur (Rural) and District Nagpur-441108**, is Registered Mortgage with **HDFC BANK-Civil Lines Branch** having for availing the Credit Facility from the bank in the form of Construction Finance.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.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

LEVERAGE REALITIES

PARTNER

Shri. Aditya S/o Umesh Gupta

(Partner and Authorized Signatory)

LEVERAGE REALITIES

(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 **31st October 2025**.

LEVERAGE REALITIES

PARTNER

Shri. Aditya S/o Umesh Gupta

(Partner and Authorized Signatory)

LEVERAGE REALITIES

(Deponent)