



महाराष्ट्र MAHARASHTRA

NOTARIAL REG

ENTRY No 37888

DATE 13/10/17

102016 0

[See rule 3(4)]

Affidavit cum Declaration

NAGPUR TREASURY

AD 165669

05 OCT 2017

Affidavit cum Declaration of Mr. Aditya s/o Umesh Gupta duly authorized by Leverage Realtors Pvt. Ltd. vide its authorization dated 12th October, 2017.

Stamp Head Clerk / Sr. Clerk

I, Aditya s/o Umesh Gupta duly authorized by Leverage Realtors Pvt. Ltd. do hereby solemnly declare, undertake and state as under:

1. That Leverage Realtors Pvt. Ltd. has a legal title to the land on which the development of the proposed 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 land is free from all encumbrances.

3. That the time period within which the project shall be completed by Leverage Realtors Pvt. Ltd. is 30th November, 2020.

4. That seventy per cent of the amounts realised by Leverage Realtors Pvt. Ltd. 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.



1) गुप्तता धर्म नीति को धर्म भाग 28129 72110116

2) दस्तावेज प्रकार

3) दस्त नोंदणी करणार आहेत काय ?

4) मिळकतीचे शोधस्थान वर्णन देवरी - रिचवक

5) मुद्रांक लिंकत उगाण्याचे नाव व पत्ता 110112

6) हस्त लेखनाचे प्रकार, भाषा, पत्ता

7) मुद्रांक 41 संपादित

8) मुद्रांक 28

9) मुद्रांक 10

ज्या कारणांनी या दस्ताने भरण्यात आला आहे त्याबद्दल खरेदी केलेल्या व भाड्यात घेतलेल्या वस्तूंचा अर्थ



5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That Leverage Realtors Pvt. Ltd. shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That Leverage Realtors Pvt. Ltd. shall take all the pending approvals on time, from the competent authorities.
9. That Leverage Realtors Pvt. Ltd. has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Leverage Realtors Pvt. Ltd. shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Santya Lupta
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this _____ day of _____.

Santya Lupta
Deponent



Sworn before me on this 15th
Day of Oct, 2012 At Nagpur by
Shri / Smt./ Ku. ABoul devent
R/o Nagpur who has been identified by
Shri / Smt. [Signature]
Advocate, Nagpur

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

