NAGPUR TREASURY
AF 643885
26 JUL 2018
Stamp Head Clerk / Sr. Clerk

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Aditya s/o Umesh Gupta duly authorized by Leverage Realtors Pvt. Ltd. vide its authorization dated 24th August, 2018.

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.

2. That the said land has been mortgaged with Home First Finance Company for availing a Project Loan of Rupees Nine crores.

3. That the time period within which the project shall be completed by Leverage Realtors Pvt. Ltd. is 31st March, 2023.

4. That seventy per cent of the amounts realized 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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.

Aaditya Gupta

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 Nagpur on this 24th day of August, 2018.

Aaditya Gupta

Deponent