

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑

AS 899715

02 NOV 2019

NOTARIAL REG.
ENTRY NO. 10089
DATE 4/11/19

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Aditya s/o Umesh Gupta duly authorized by Leverage Spaces LLP vide its authorization dated 4th November, 2019.

I, Aditya s/o Umesh Gupta duly authorized by Leverage Spaces LLP do hereby solemnly declare, undertake and state as under:

1. That Leverage Spaces LLP 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 is free from all encumbrances.

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

4. That seventy per cent of the amounts realised by Leverage Spaces LLP 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Spaces LLP 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 Spaces LLP shall take all the pending approvals on time, from the competent authorities.

9. That Leverage Spaces LLP has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That Leverage Spaces LLP 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.

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 4 day of NOV. 2019

Deponent

SEAL OF NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

SWORN BEFORE ME ON THIS 4TH DAY OF NOV 20 19 AT NAGPUR BY SHRI./SMT./KU as above R/O. NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI./SMT. ADVOCATE NAGPUR

NOTARY GOVT. OF INDIA NAGPUR DIST. (M.S.) INDIA

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