



महाराष्ट्र MAHARASHTRA

2022



NAGPUR TREASURY
15AA 940328

27 SEP 2022

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 Private Limited vide its authorization dated 15th December 2021.

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

1. That M/s Leverage Realtors Private Limited have 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 encumbered and is mortgaged to Bajaj Housing Finance Ltd.
3. That the time period within which the project shall be completed by 31st March 2025.
4. That seventy per cent of the amounts realised by Leverage Realtors Private Limited 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.



१) मुद्रांक विक्री नोंद वही अनु क्रमांक १२३१३ / दिनांक ३०/०१/२०२२

२) रक्कम प्रकार ००

३) दस्त नोंदणी करणार आहेत काय? होय/नाही

४) मिल्काजीचे थोडक्यात वर्णन -

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही लक्ष्मण शिंदेकर सा. नि. ००

६) हस्त असल्यास त्याचे नाव, पत्ता व सही राजेश

७) दुर या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम १००२

जी. बी. भायर

मुद्रांक विक्रेता, सा.क्र. ११/८६, कोड क्र. ४६०१०४०

जिल्हाधिकारी पॅंसार, त. कार्यालय, नागपूर (शहर)

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

१०२४३४८ ४०११०४०



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Private Limited 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 Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That Leverage Realtors Private Limited have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Leverage Realtors Private Limited 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.



Suresh S. Meshram
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 11th day of November, 2022.

Suresh S. Meshram
Deponent



Sworn before me on this 11th day of NOV 20 22 at Nagpur by Shri/Smt./Ku. Above deponent R/o Nagpur who has been identified by Shri/Smt. Advocate, Nagpur

[Signature] 11/11/2022
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

