

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ BD 183036

NOTARY
Mrs. CHANCHAL KHURANA
DIST. NAGPUR
(M.S.) INDIA
REG. No.
6386
GOVT. OF INDIA

NOTARIAL REG.
ENTRY No. 36243
DATE 26/10/2021

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Aditya s/o Umesh Gupta duly authorized by Leverage Infrastructures Pvt. Ltd. vide its authorization dated 25th October, 2020.

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

1. That Leverage Infrastructures 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 is free from all encumbrances.

3. That the time period within which the project shall be completed by Leverage Infrastructures Pvt. Ltd. is 31st December, 2025.

4. That seventy per cent of the amounts realised by Leverage Infrastructures Pvt. Ltd. for the real estate project from the allottees, from time to time, shall be deposited in a

१) मुद्रांक शुल्क दराची नोंद वही अनु क्रमांक १६२६ /दिनांक ४०१९०
२) ₹ लाखा प्रकार ४०२५
३) दस्त नोंदणी करण्यास आहेत काय? होय/नाही
४) मिळकत चे थोडक्यात वर्णन -
५) मुद्रांक विक्री करण्यासाठी नाव व पत्ता टोपरेक स्पेसेस. LLP
६) ज्यांनी खरेदी घेतली त्यांचे नाव, पत्ता व सही
७) मुद्रांक चे प्रयोजनाचे नाव
८) मुद्रांक शुल्क रक्कम ५००

जी. बी. खोब्रागडे

मुद्रांक विक्रेता, स्टॉ.क्र. ११/१६, कोड नं. ४६०१०४०
जिल्हाधिकारी कार्यालय, ता. कार्यालय, नागपूर (शहर)

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

NOTARY CHANCHAL KHURANA DIST. NAGPUR M.S. INDIA REG. No. 6386 GOVT.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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

10. That Leverage Infrastructures 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.

NOTARY CHANCHAL KHURANA Regd. DIST. NAGPUR (M.S.) INDIA REG. No. 6386 GOVT. OF INDIA

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 _____.

NOTARY NAGPUR GOVT. OF INDIA NOTARIAL

NOTARY CHANCHAL KHURANA Nagpur Dist. (M.S.) INDIA Regd. No. 6386 GOVT. OF INDIA

Deponent

SWORN BEFORE ME ON THIS 26th DAY OF Oct 2021 AT NAGPUR BY SHRI / SMT./ Ku. Above Deponent R/o NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI / SMT. _____ ADVOCATE, NAGPUR.

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