

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
16AA 117830
05 NOV 2022
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO. 29683
DATE 5.12.2022

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 encumbered and is mortgaged to HDFC Limited.

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

NOTARY
Suresh Sadashiv Deshmukh
Nagpur
Maharashtra India
Regn. No.
15840
My Term Expires
on 05-12-2024
GOVT. OF INDIA

१) मुद्रांक क्रमांक 96823 दिनांक 14/11/2022

२) दस्त लिहिण्याचा प्रकार

३) दस्त नोंदणी करणार असलेले कार्यालय होय/नाही

४) मिळकत चे थोडक्यात वर्णन -

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही

६) हरते असल्यास त्याचे नाव, पत्ता व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम

जी. बी. भोयर

मुद्रांक विक्रेता, दि.क्र. ५१/८६, कोड क्र. ४६०१०४०
जिल्हाधिकारी परिसर, ता. कार्यालय, नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्या कारणासाठी [illegible] खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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 5th day of December 2022.

Deponent

Sworn before me on this 5th day of Dec 20 22 at Nagpur by Shri/Smt./Ku. Abhijit Deshmukh R/o. Nagpur who has been identified by Shri/Smt. ..... Advocate, Nagpur

5/12/2022

NOTARY
Suresh S. Meshram
Govt. of India
Nagpur (M.S.) India