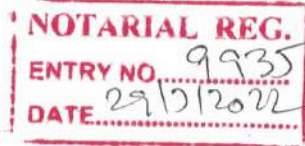




महाराष्ट्र MAHARASHTRA

2021



FORM 'B'
[See rule 3(6)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum
Declaration

Affidavit cum Declaration of Mr. Aditya s/o Late Umesh Gupta of the proposed project
Leverage Green Villas - Skyview duly authorized by the Leverage Homes LLP, vide its
authorization dated 28th July, 2022.

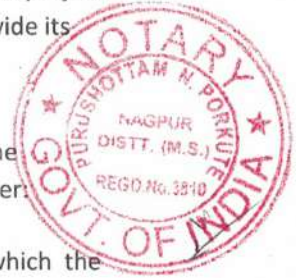
I, Aditya s/o Late Umesh Gupta of the proposed project duly authorized by the
Leverage Homes LLP do hereby solemnly declare, undertake and state as under:

1. That M/s Leverage Homes LLP have a legal title Report to the land on which the
development of the project is proposed

AND

A legally valid authentication of title of such land along with an authenticated copy of the
agreement between such owner and promoter for development of the real estate
project is enclosed herewith.

2. That the project land is free from all encumbrances.



१४६६६ /दिनांक ३/३/२०२२

१) दस्त नोंदणी करणार आहेत काय? ०२ हाय/नाही

२) मिल्का ये थोडक्यात वर्णन

३) मुद्रांक विक्रेता घेणाऱ्याचे नाव व सही मेवेरज होक्स मलमली म

४) हस्त असाव्यास त्याचे नाव, पत्ता व सही शनिश

५) दुर त्या पक्षकाराचे नाव

६) मुद्रांक शुल्क रक्कम ५५५

जी. बी. भायर मुद्रांक विक्रेता, दा.क्र. ९९/८६, कोड ३६. ४६०९०४०
जिल्हाधिकारी पोस्ट, त. काशीबाय, नागपूर (शहर)

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



3. That the time period within which the project shall be completed by Leverage Homes LLP from the date of registration of project; Proposed Completion Date (31 / 12 / 2026)

4. (a) For new projects:

That seventy per cent of the amounts realized by me/promoter 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter by Leverage Homes 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.

OR

(ii) That entire of the amounts to be realized hereinafter by Leverage Homes 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule5

6. That Leverage Homes LLP shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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

That Leverage Homes LLP shall take all the pending approvals on time, from the competent authorities.

8. That Leverage Homes LLP shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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

10. That Leverage Homes LLP shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

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 28th day of July, 2022 .

Deponent

SWORN Solemnly affirmed

by Above deponent

who is Personally Known

to me identified by

before me on this the 29th
day of July at Nagpur
2022

PURUSHOTTAM
N. PORKUTE
NOTARY
GOVT. OF INDIA
NAGPUR (M. S.)

