

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NOTARIAL REG
ENTRY No. 51820
DATE 23/12/2022

NAGPUR TREASURY
BP 099048
23 DEC 2022
Stamp Head Clerk / Sr. Clerk

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 Heights Wing B duly authorized by the Leverage Realities, vide its authorization dated 20th December, 2022.

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

1. That M/s Leverage Realities 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.

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG. No. 6386
GOVT. OF INDIA

अ) दस्ताचा प्रकार	22487 दिनांक 23/12/2022
ब) दस्त नोंदणी करणार आहेत काय?	होय/नाही
क) मिळकतीचे थोडक्यात वर्णन	
ड) मुद्रांक विकत घेणाऱ्याचे नाव व सही	लेबर कॉलनी [illegible]
इ) हस्ते असल्यास त्याचे नाव, पत्ता व सही	[illegible]
उ) दुसऱ्या पक्षकाराचे नाव	
ऊ) मुद्रांक शुल्क रक्कम	[illegible]

जी. बी. भोयर

मुद्रांक विक्रेता, ना.क्र. ९१/८६, कोड क्र. ४६०१०४०
जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

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

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

3. That the time period within which the project shall be completed by Leverage Realities from the date of registration of project; Proposed Completion Date (31/12/2027)

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 Realities 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 Realities 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 Realities 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

7. That Leverage Realities shall take all the pending approvals on time, from the competent authorities.

8. That Leverage Realities 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 Realities have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That Leverage Realities 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 20th day of December, 2022 .

Deponent

SWORN BEFORE ME ON THIS 23rd
DAY OF Dec 2022 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