भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY

52AA 742113

3 4 AUG 2023

Stamp Head Clerk / Sr. Clerk

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

NOTARIAL REG
ENTRY No. 27640
DATE 9/8/2023

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Aditya s/o Umesh Gupta of the proposed project Leverage Green Heights Wing B duly authorized by Leverage Realities vide its authorization dated 20th December 2022.

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

1. That M/s Leverage Realities 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 December 2027.

4. That seventy per cent of the amounts realized 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.

(१) पुर्वी ची नोंदणी नसलेली खाती असल्यास त्याचा अनुक्रमांक 1838 दिनांक 6/4/2023

(२) दस्ताचा प्रकार

(३) दस्त नोंदणी करणार आहेत काय? होय/नाही

(४) मिळकतीचे थोडक्यात वर्णन -

(५) मुद्रांक विकत घेणाऱ्याचे नाव व सही

(६) तरसे असल्यास त्याचे नाव, पत्ता व सही

(७) दुसऱ्या पक्षकाराचे नाव

(८) मुद्रांक शुल्क रक्कम

जी. बी. भोयर

मुद्रांक विक्रेता, शा.क्र. ११/८६, कोड क्र. ४६०१०४०
जिल्हाधिकारी परिसर, ता. कार्यालय, नागपूर (शहर)

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

NOTARIAL REGISTER
ENTRY NO.
DATE

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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 may be, on any grounds.

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 Nagpur on this 09th day of August 2023.

Deponent

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

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

SWORN BEFORE ME ON THIS 9 DAY OF Aug 2023 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

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