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
34AA 100041
21 APR 2023
Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO 10085
DATE 23/06/2023

SEAL OF NOTARY GOVT. OF INDIA
ARCHANA D. JAISWAL (M.S.I.)
Regd. No. 4753
NAGPUR

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 **M/s Leverage Spaces LLP** through its Partner and Authorised Signatory **Shri Aditya S/o Umesh Gupta** of the proposed New project **"Leverage Green Woods Unity-C Grand"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 16th June 2023;

दस्त क्रमांक : २६५० /दिनांक : 25 APR 2023

१) दस्तऐवजाचा प्रकार : बक्षीस

२) दस्त सादरणी करणार आहेत काय? : होय/नाही

३) मिळकतीचे थोडक्यात वर्णन :

४) मुद्रांक विकत घेणाऱ्याचे नाव व सही : मेसर्स रेनस्पेसेस IIM II मधी का

५) हस्ते असल्यास त्याचे नाव, पत्ता व सही :

६) दुसऱ्या पक्षकाराचे नाव :

७) मुद्रांक शुल्क रक्कम : १००

जी. बी. भोयर

मुद्रांक विक्रेता, स.क्र. ११/८९, कोड क्र. ४६०१०४०
जिल्हाधिकारी परिसर, त. जि. नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्या कारणासाठी खरेदी केल्यापासून ६ महिन्यात उपरोक्त बंधनकारक आहे.

Project Details: **"Leverage Green Woods Unity-C Grand"** Kh No.152/1 Village Pipla, TAH: Nagpur (Rural) & District Nagpur 440034.

We, Leverage Spaces LLP (Promoter) through its Partner and Authorised Signatory **Shri Aditya S/o Umesh Gupta** of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New project is to be carried out.

   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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **30-06-2029**.

4. **For New projects:-**
   That seventy per cent of the amounts realised by me 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 shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

6. That, the promoter 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

10. That, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Shri Aditya S/o Umesh Gupta,

(Partner And Authorised Signatory)

Leverage Spaces LLP

(Promoter)

(Deponent)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this day of **16th June 2023**.

Shri Aditya S/o Umesh Gupta,

(Partner And Authorised Signatory)

Leverage Spaces LLP

(Promoter)

(Deponent)

Be Sworn Solemnly Affirmed by the above

Who is personally Known to me / identified by —

before me on this 23rd day of June 2023 at Nagpur

23/06/2023

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010