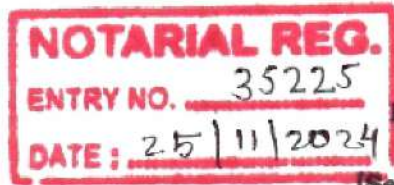




महाराष्ट्र MAHARASHTRA

2024



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 19th November 2024;

Aditya S/o Umesh Gupta

18257 25 NOV 2024

1. मुद्रांक दिवसी की वही अनुसूची
2. दस्तावेज प्रकार
3. लेखक की पेशगी कीमत का अनुमान
4. मुद्रांक दिवस की तिथि का अनुमान
5. लेखक का नाम
6. लेखक का पता
7. मुद्रांक शुल्क का अनुमान

Page 1

Leverage Spaces LLP
for Vanzang

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निदेश की जाहिरनामा

मुद्रांक दिवस, ला. उ. 24, 94, ला. उ. 24
जिला अधिकारी का कार्यालय, नगरपालिका



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 the said project Leverage Green Woods Unity-C Grand Situated Kh No.152/1 Village Pipla, TAH: Nagpur (Rural) & District Nagpur 440034 is mortgaged with BAJAJ HOUSING FINANCE LIMITED for availing the credit facility from the NBFC in the form of construction finance.
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.



Shri Aditya S/o Umesh Gupta

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

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 19th November 2024.

Aditya S/o Umesh Gupta

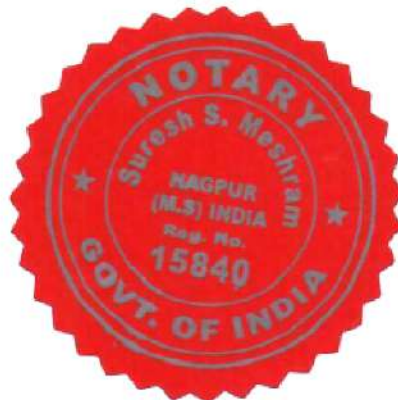
Shri Aditya S/o Umesh Gupta,

(Partner And Authorised Signatory)

Leverage Spaces LLP

(Promoter)

(Deponent)



SWORN Before me on this 25th day of Nov. 2024 at Nagpur by Shri/Smt./Ku. Above deponent R/o Nagpur Who has been identified by Shri/Smt. [Signature] Advocate, Nagpur



Suresh S. Meshram
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA