

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 250146

FORM-B
[See rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Srikant Jhunjunwala being representative of the promoter of the proposed project vide its Board of Directors' Resolution dated 24/02/2024.

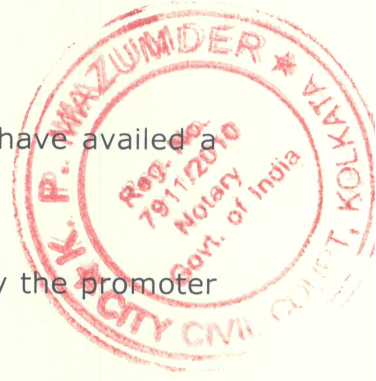
I, Sri Srikant Jhunjunwala, Son of Shri Sanjay Jhunjunwala aged about 36 years, residing at Premises No. 3/1, Queens Park, Kolkata - 700019 being representative of the promoter of the proposed project "The 42@Middleton" to be constructed at a demarcated portion of premises No. 42B Chowringhee Road, Kolkata 700071 do hereby solemnly declare, undertake and state as under:

1. Mani Realty Projects Private Limited has a legal title to the land on which the development of the project is proposed.



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2. That the said land is free from all encumbrances, except we have availed a loan from Piramal Capital & Housing Finance Limited.
3. That the period within which the project shall be completed by the promoter is 31st December 2027.
4. That seventy per cent of the amounts to be realized by the 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 promoter 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other document(s) as have been specified by the Rules and Regulations made under the Act.
10. That promoter 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.



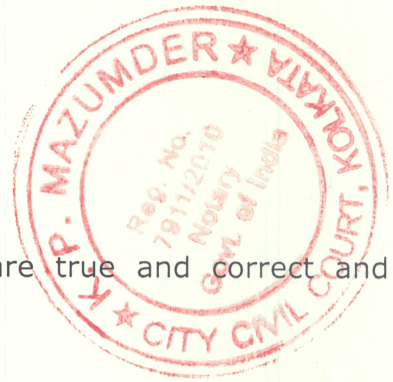
MANI REALTY PROJECTS PVT. LTD.
[Signature]
Director/Authorised Signatory

Deponent

31 MAY 2024

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 Kolkata on this 31ST day of May 2024.

MANI REALTY PROJECTS PVT. LTD.
[Signature]
Director/Authorised Signatory

Deponent

Solemnly Affirmed & Declared
Before me on Identification

[Signature]

K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME

[Signature]

ADVOCATE



31 MAY 2024