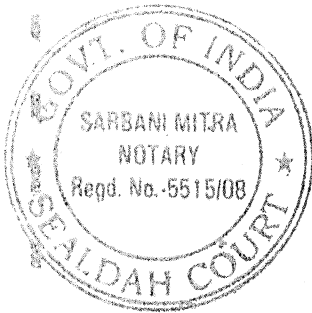


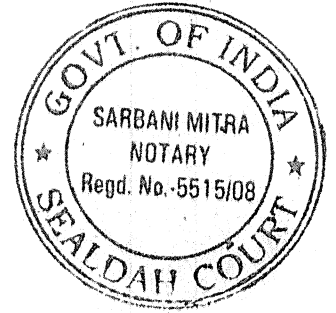


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 243243



Before the Notary Public
Govt of India



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Srikant Jhunjhunwala being authorised representative of the promoter of the proposed project vide its authorization dated 20.05.2024

I, Sri Srikant Jhunjhunwala, son of Mr. Sanjay Jhunjhunwala aged about 35 years residing at 3/1, Queens Park, Kolkata 700019 in my capacity as authorised representative ANSN Associate Developers LLP a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 and having its office at "Mani Uday", Unit No. 1AB, 16, Mayfair Road, Kolkata 700019 being the promoter of the proposed project "Mani Crest" proposed at premises No. 79/6, AJC Bose Road, Kolkata do hereby solemnly declare, undertake and state as under:

1. That Education Unlimited Trust and Anshul Agarwala have a legal title to the land on which the development of the project is to be carried out and a legally valid authentication of the 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.

28 MAY 2024

0533710

Rs.

Name.....

Address.....

Vendor.....

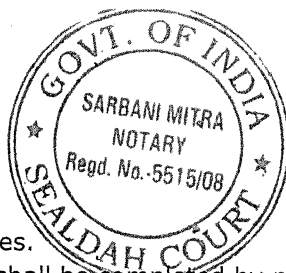
I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001

K. A. MAJUMDAR
Block Rajendra
C. N. R. Road
Kolkata-700 001

20/11/2007




2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.03.2025
4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 documents 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.

ANSN ASSOCIATES DEVELOPERS LLP
Sudhansu Kumar
 Designated Partner/Authorised Signatory
 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 Kolkata on this 27th day of May 2024

Solemnly Affirmed &
 Declared Before Me
 On Identification By

 SARBANI MITRA
 NOTARY
 Regd. No. 5515/08

ANSN ASSOCIATES DEVELOPERS LLP
Sudhansu Kumar
 Designated Partner/Authorised Signatory
 Deponent

Identified By Me

 Advocate

28 MAY 2024