



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL P.K. Datta
FORM-B Calcutta
Regn. No. 1101/98 90AB 876862
AFFIDAVIT CUM DECLARATION

I, Srikant Jhunjhunwala, aged about 36 years, son of Shri Sanjay Jhunjhunwala, Resident of 3/1 Queens Park, Ballygunge, P.S.- Ballygunge, District - Kolkata - 700019, being the Director of the Promoter company, Mani Realty Projects Pvt Ltd., do hereby solemnly affirm and state as under:-

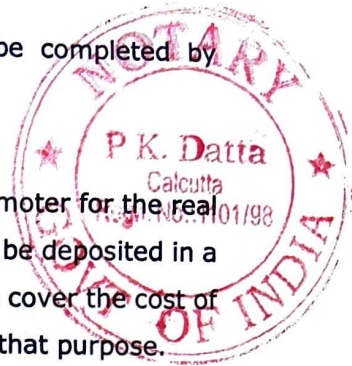
1. That Mr. Hari Prasad Sharma & other have a legal title to the land on which the development of the project is proposed
And
A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. This is to inform you that there is no legal encumbrance and/or pending litigation in any manner whatsoever as on date in respect of the Project namely, "Anantmani".



P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 009

11.8. JAN 2024

3. That the time period within which the project shall be completed by promoter is 31-03-2025 (Project Completion Date).
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



11.01.2024

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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.

Deponent

Srikant Jhunjhunwala
(Srikant Jhunjhunwala)

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 16th day of January 2024.

Deponent

Srikant Jhunjhunwala
(Srikant Jhunjhunwala)

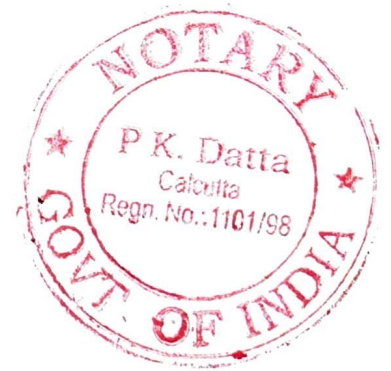
Solemnly Affirmed &
Declared before me on
identification of advocate

P. K. Datta

P. K. DATTA
Notary

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
& 3, Bankshall Street
Calcutta - 700 001.

18 JAN 2024



Identified by
Tina Das
TINA DAS
Advocate