

TO BE PRINTED AND NOTARIZED ON RS.100 STAMP

FORM-A

[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

**Affidavit cum Declaration of Mr./Ms. Sameer Vikram Agarwal son of
promoter of the proposed project / duly authorized by the promoter of the
proposed project vide its/his/their authorization dated _____:**

I, Sameer Agarwal Son/Daughter/Wife of Mr. Vikram Chand Agarwal aged 36 yrs residing at Maniam 3/2A, Garcha 1st lane Flat 4B, Kolkata 700019 in the capacity as Director of Mani Enclave Private Limited a company incorporated under companies act 1956 and having its Registered office at No. R/o _____ 11/1, Sunny Park, Jutika Apartment, 1st Floor, Kolkata 700019, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That ~~I /the~~ promoter have ~~/ has~~ a legal title to the land on which the development of the project is proposed

Or

~~.....have / has a legal title to the land on which the development of the proposed 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 land is free from all encumbrances.

or _____

~~That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by me/the promoter within 31st November, 2018 with a grace period of further six months, _____ (Project Completion Date).

4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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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 have / 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.

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 _____.

Deponent



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 358193

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sameer Vikram Agarwal son of Mr. Vikram Chand Agarwal duly authorized by the MANI ENCLAVE PRIVATE LIMITED promoter of project Shankhmani being constructed at No. 338 Motilal Gupta Road, Kolkata the ongoing project vide its authorization dated 15th May 2015:

I, Sameer Agarwal Son of Mr. Vikram Chand Agarwal aged 36 yrs presently residing at Maniam 3/2A, Garcha 1st lane Flat 4B, Kolkata 700019, duly authorized by the promoter Mani Enclave Private Limited a company incorporated under companies act 1956 and having its Registered office at No. 11/1, Sunny Park, Jutika Apartment, 1st Floor, Kolkata 700019, Promoter of the project Shankhmani being constructed at No. 338 Motilal Gupta Road, Kolkata do hereby solemnly declare, undertake and state as under:

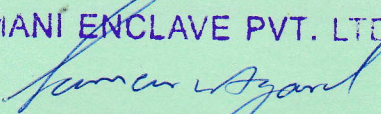
1. That the promoter have a legal Right title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 31st November, 2018 with an additional grace period of further 6 (six) months. (Project Completion Date).
4. That seventy per cent of the amounts realised by 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 have / 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.

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 29th day of August 2018.

MANI ENCLAVE PVT. LTD.

Director/Authorised Signatory

Deponent