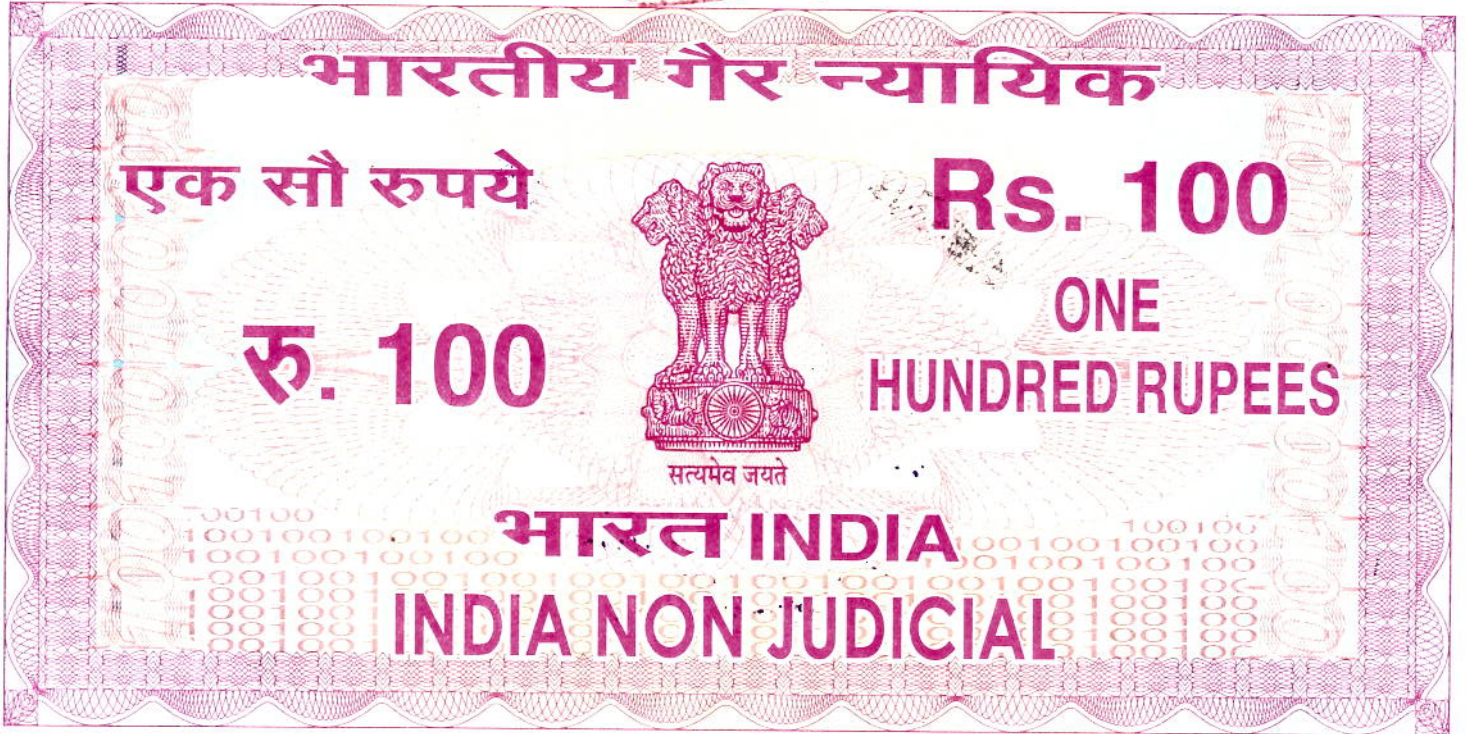
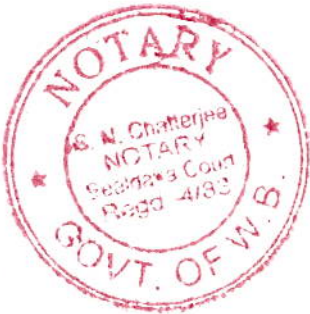


R. L. No. 10



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 450714



BEFORE THE NOTARY PUBLIC
Govt. of West Bengal At Sealdah



FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms. Mani Square Limited promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization by Board Resolution dated 26.11.2018 :

I, Srikant Jhunjhunwala, Son/Daughter/Wife of Mr. Sanjay Jhunjhunwala, aged about 31 years R/o 3/1, Queens Park, Kolkata – 700019 of the Directors of the 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 / promoter have / has a legal title to the land on which the development of the project is proposed
Of

28 FEB 2019

MANI SQUARE LIMITED
Srikant Jhunjhunwala
Director / Authorized Signatory



[2]

.....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 for the project Swarnamani at municipal premises at 163B, Maniktala Main Road, Kolkata - 700054 and including details of any rights, title, interest or name of any party in or over such land, along with details are as follows:-

Sl. No.	Project Name	Lender Name
01	Tower Zarina	Aditya Birla Home Finance
02	Tower Xana	Laxmi Vilas Bank

3. That the time period within which the project shall be completed by me/ promoter is 31st May, 2020 (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.

MANI SQUARE LIMITED

Suikant Kumar
Director / Authorised Signatory

Deponent

Identified by *me*

Adm

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 28th day of February, 2019.

Solely Affirmed &
Declared Before me
on Identification

S.N. CHATTERJEE
NOTARY
REGD. NO. - 4163

MANI SQUARE LIMITED

Suikant Kumar
Director / Authorised Signatory

Deponent

28 FEB 2019