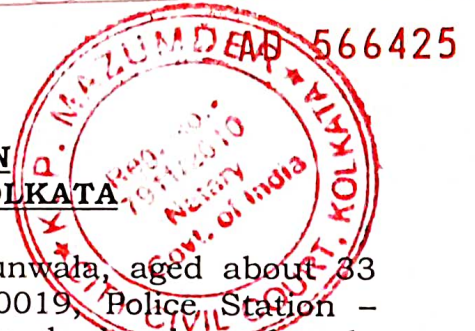


पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

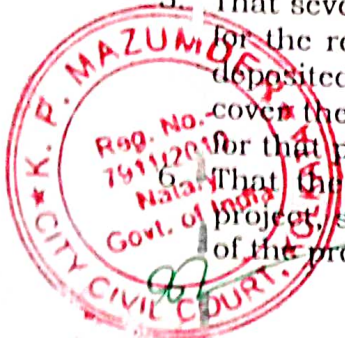
BEFORE THE NOTARY PUBLIC, KOLKATA

AFFIDAVIT CUM DECLARATION
BEFORE THE NOTARY PUBLIC AT KOLKATA



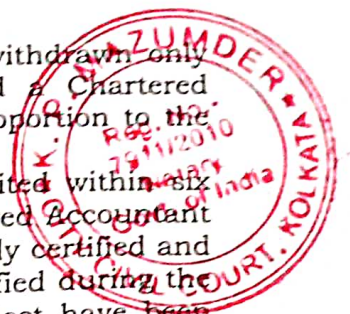
I, Srikant Jhunjhunwala, son of Mr. Sanjay Jhunjhunwala, aged about 33 years, residing at 3/1, Queens Park, Kolkata - 700019, Police Station - Bullygunj, by faith Hindu, by Occupation: Business do hereby solemnly declare, undertake and state as under:

1. I am one of the Director of the promoter Company namely Mani Square Limited and duly authorized by the other Directors of the promoter Company by Board Resolution in respect of the proposed project namely "IQ City " Phase 1 (part B) at Sovapur, Bijra Road, B Zone, Durgapur - 713205.
2. That the promoter Company has the legal title to the land on which the development of the project is proposed. A legally valid authenticated title of such land of the promoter for development of the real estate project is enclosed herewith.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by us, the Promoter Company is 31st August, 2023 which is the Project Completion Date.
5. That seventy per cent of the amounts, realised by the Promoter Company 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



30 AUG 2020

7. That the amounts from the separate account shall be withdrawn only after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal will be in proportion to the percentage of completion of the project.
8. That the Promoter Company 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 this particular project have been utilised for the project itself and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That the Promoter Company shall take all the pending approvals on time, from the competent authorities.
10. That the Promoter Company has furnished such other documents as have been specified by the rules and regulations made under the Act.
11. That the Promoter Company 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
[Signature]
 Director/Authorised Signatory

Deponent
 The Deponent is identified by me

Advocate

Verification

The contents of my above affidavit cum declaration are true and correct and no material has been concealed by me therefrom.

Verified by me at Kolkata on this 30th day of August, 2020.

MANI SQUARE LIMITED
[Signature]
 Director/Authorised Signatory

Deponent

The Deponent is identified by me

[Signature]
 Adv.
 Advocate



Solemnly Affirmed & Declared
 Before me in Interim

[Signature]
 K. P. MAZUMDER, NOTARY
 City Civil Court, Kolkata
 Reg. No. 7811/2010 Govt. of India

30 AUG 2020