



~~.....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 has already been forwarded to you. enclosed herewith.

2. ~~That the said land is free from all encumbrances.~~
or _____

That details of encumbrances for the project Mani Vista at municipal premises No. 3, Netaji Subhas Chandra Bose Road, Kolkata – 700054 including details of any rights, title, interest or name of any party in or over such land, along with details is as follows:-

Project Name	Lender Name
Mani Vista	Axis Finance Ltd.

3. That the time period within which the project shall be completed by me/ promoter is 31st December, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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
Sudhant Kumar
 Director / Authorised Signatory
 Deponent
 Identified by *smi*
Adv

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.

Solemnly Affirmed &
 Declared Before me
 on Identification

S.N. CHATTERJEE
 NOTARY
 REGD. NO. - 4/83

MANI SQUARE LIMITED
Sudhant Kumar
 Director / Authorised Signatory
 Deponent

28 FEB 2019