

Sl. No...26...Date...18/06/2024.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

96AB 647019



BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA - 700 027



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Balai De duly authorized by the promoter of the proposed project Magnolia-II, Renaissance, vide its/his/their authorization dated June 26, 2014,

I, Balai De duly authorized by the promoter of the proposed project Magnolia-II, Renaissance do hereby solemnly declare, undertake and state as under:

1. That the promoters has a legal title to the land on which the development of the proposed project is to be carried out 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.



18 JUN 2024



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 shall be completed by the promoter on or before 31st December, 2028.
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

For SHRACHI BURDWAN DEVELOPERS PVT. LTD.

Balade
Authorised Signatory

Deponent





VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at Kolkata on this 17th day of June, 2024.

For SHRACHI BURDWAN DEVELOPERS PVT. LTD.

B. B. B.
Authorised Signatory

Deponent

Identified by me

Debasish Choudhury
Debasish Choudhury
Advocate
Alipore Judges Court, Kol-700027;
WB/929/1983



Signature Attested

P. BOSE

(P. BOSE)
NOTARY
Govt. of India
Reg. No.-13821/18

13 JUN 2024

10 JUN 2024