

विका प्रक्रिय बंगाल WEST BENGAL

FORM-A [see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of 'MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED' promoter of MAGNOLIA SUCCESS / duly authorized by the promoter of MAGNOLIA SUCCESS vide its/his/their authorization dated 04/01/2018:

I, VIVEK PODDAR Son of MILAN PODDAR aged 38 R/o BE-111, SALTLAKE, SECTOR-I, KOLKATA-700064, promoter of MAGNOLIA SUCCESS / duly authorized by the promoter of MAGNOLIA SUCCESS do hereby solemnly declare, undertake and state as under:

- 1. That they have a legal title to the land on which the development of MAGNOLIA SUCCESS 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.

B. N. SAHA
NOTARY
Bikash Bhawas
North Block, Or. Pleas
Stellampatagar, Kolikata
West Bangal

23/2002

Magnolia infrastructure Development Ltd.

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JC No. - 2/2007

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SEFORE THE MOTARY PUBLIC FORENCE (see role 3(2))

APPIDAVIT CUM DECLARATION

Affidavit cum Declaration of 'MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED' promoter of MAGNOLIA SUCCESS vide duly authorized by the promoter of MAGNOLIA SUCCESS vide its/his/their authorization dated 04/01/2018;

I. VIVEK PODDAR Son of MILAN PODDAR aged 38 K/o BILLING SALTLAKE, SECTOR-I KOLKATA-700064, promoter of MAGNOLIA SUCCESS SUCCESS Analy authorized by the promoter of MAGNOLIA SUCCESS to the relative declare, undertake and state as make.

That they have a logal title is the land on which if a scale nent of MAGNGLIA SINCESS is to be carried or and a legaly valid authentication of the or such land along with an authenticated convolution agreement here. See such concer and promount for developing it of the test estate project is enclosed herewith.

2. That the said land is free from all encombeaners.

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3. That the time period within which the project shall be completed by me promoter is 31/12/2022 (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, or any grounds.

Magnolia Infrastructure Development Ltd.

Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

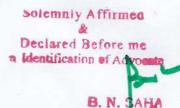
Verified by me at kolkata on this 5th day of March, 2019-03-05

Magnolia Infrastructure Development Ltd.

Deponent

B. N. SAHA
NOTARY
Bikash Bhavon
North Block, Gr. Pleas
Bidhemmagar, Kolkata
Bidhem Bengal





NOT!

Identified by me

0 5 MAR 2019