

# NOTARIAL CERTIFICATE

S. No. 30 20 18



TO ALL MEN THESE PRESENTS SHALL COME, I B. N. SAHA duly appointed and authorised by the Govt. of West Bengal to practice as a Notary, do hereby certify that the paper writings collectively marked 'A' annexed hereto hereinafter called the paper writings 'A' are presented before me by the executant(s).

Nivek Poddar of BB-111, Selfmate Sec-1, Kol-64.

IN THE MATTER OF  
AFFIDAVIT.

hereinafter referred  
as the executant(s) on this 14<sup>th</sup> Day of Dec Two thousand Eighteen

Under the execution of the paper writings 'A' on its being admitted by the respective signatories as the matters contained therein and being satisfied as to the identify of the executant(s) I have attested the execution.

AN ACT WHEREOF being required of Notary, I have granted. THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or occasions shall or may required for the same.

IN FAITH AND TESTIMONY WHEREOF, I the said Notary, have hereunto set and subscribed my name and affixed my seal of office on this 14<sup>th</sup> day of Dec 2018.



**B. N. SAHA**  
**NOTARY**  
Bikash Bhavan  
North Block, Gr. Floor  
Bidhannagar, Kolkata  
West Bengal

**B. N. SAHA**  
M.A., L.L.B.  
(Govt. of West Bengal)  
Regn. No. 23 / 02  
**BIKASH BHABAN**  
North Block, Gr. Floor  
Bidhannagar  
Kolkata - 700 091  
(W.B.) India  
Mob. : 9830490607

**17 4 DEC 2018**

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



X 327260

BEFORE THE NOTARY PUBLIC

FORM-A

[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of 'MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED' promoter of MAGNOLIA NAKSHATRA, PHASE - II BLOCK - A,B,C,D,E,F duly authorized by the promoter of MAGNOLIA NAKSHATRA, PHASE - II BLOCK - A,B,C,D,E,F vide its/his/their authorization dated 19/11/2017:

I, VIVEK PODDAR Son of MILAN PODDAR aged 38 R/o BE-111, SALT LAKE, SECTOR-I, KOLKATA-700064, promoter of MAGNOLIA NAKSHATRA duly authorized by the promoter of MAGNOLIA NAKSHATRA, PHASE - II BLOCK - A,B,C,D,E,F 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 NAKSHATRA, PHASE - II BLOCK - A,B,C,D,E,F 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.

B. N. SAHA  
NOTARY  
24 P.E. (N)  
West Bengal, India

14 DEC 2017

129881

Name: MIDL  
98, Dr. S.C. Banerjee Road  
Kolkata-700 010

Address: .....

Rs. ....

Kolkata Collectorate,  
11, Netaji Subhas Rd.,  
Kolkata-1

Date

23 OCT 2018

K. Saha  
Licensed Stamp  
Vendor



FOR THE NOTARY PUBLIC

FORM A

(Use this Form)

ASSURANCE BY THE VENDOR

Affidavit cum Declaration of the Vendor of the Infrastructure  
DEVELOPMENT LIMITED, Proprietor of MAGNOLIA  
NAKSHATRA PHASE - II BLOCK - A, B, C, D, E, duly authorized  
by the promoter of MAGNOLIA NAKSHATRA PHASE - II  
BLOCK - A, B, C, D, E vide registered submission dated  
11/11/2017.

I, VIYEK BOYD, son of MILAN BOYD, do hereby solemnly  
SWEAR that the above mentioned premises situated at  
NAKSHATRA PHASE - II BLOCK - A, B, C, D, E, do hereby solemnly  
declare that the same are not situated under

I, therefore, have a legal title to the land on which the development of  
MAGNOLIA NAKSHATRA PHASE - II BLOCK - A, B, C, D, E, is  
being carried out and I solemnly declare that the same are not situated  
with an authorized copy of the registered submission dated 11/11/2017  
promoter for development of the real estate project is enclosed herewith.

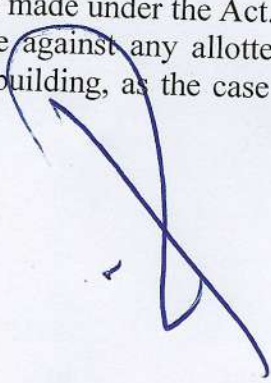
Handwritten signature

B. N. BAHU  
NOTARY

14 DEC 2018



2. That the said land is free from all encumbrances.
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, on any grounds.

  
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 14<sup>th</sup> day of December 2018-12-14

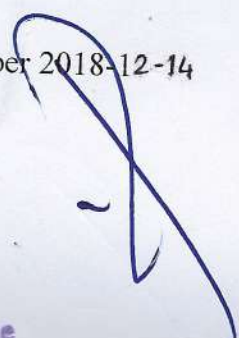
  
B. N. SAHA  
NOTARY  
Ab Bhavan  
Block, Gr. Floor  
Bhagan, Kolkata  
West Bengal

Solemnly Affirmed  
&  
Declared Before me  
in Identification of Advocate

  
B. N. SAHA  
NOTARY

Identified by me

  
Advocate

  
Deponent

14 DEC 2018