



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**  
Bikash Bhavan  
North Block, Gr. Floor  
Bridhanagar, Kolkata  
West Bengal

14 DEC 2017





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 1st day of October 2018-10-01

Deponent

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

Solely Affirmed  
&  
Declared Before me  
on Identification of Advocate.

**B. N. SAHA**  
**NOTARY**

Identified by me  
  
Advocate

14 DEC 2018