

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



WEST BENGAL
BEFORE THE NOTARY PUBLIC
FORM-A
[see rule 3(2)]

34AB 951760

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of 'VIVEK PODDAR' promoter of MAGNOLIA EMPIRE duly authorized by the promoter, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED vide its authorization dated 04/08/2017:

I, VIVEK PODDAR Son of MILAN PODDAR aged 38 R/o BE-111, SALT LAKE, SECTOR-I, KOLKATA-700064, promoter of MAGNOLIA EMPIRE duly authorized by the promoter, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED 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 EMPIRE 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 Bhawan
North Block, Cr. Flr.
Baidyanagar, Kolkata
West Bengal

Magnolia Infrastructure Development Ltd.

Director

16 AUG 2019

56291

Sl. No. :

Name :

Address :

Rs.

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata

Amal Kr. Saha
Licensed Stamp
Vendor

12 JUL 2019



MAHANAGARIK LTD.
KOLKATA



3. That the time period within which the project shall be completed by me/ promoter is 31/12/2024 (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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

Magnolia Infrastructure Development Ltd.

Deponent Director

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 16th day of August 2019

Magnolia Infrastructure Development Ltd.

Deponent Director

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

Identified by me
Advocate

Solemnly Attested
&
Declared Before me
Identification of Advocate

B. N. SAHA
NOTARY

16 AUG 2019