



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 074478

BEFORE THE NOTARY PUBLIC

FORM-A  
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of 'MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED' promoter of MAGNOLIA FANTASIA, BLOCK - 1,2,3,4,5,6,7,8,9 duly authorized by the promoter of MAGNOLIA FANTASIA BLOCK - 1,2,3,4,5,6,7,8,9 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 FANTASIA / duly authorized by the promoter of MAGNOLIA FANTASIA, BLOCK - 1,2,3,4,5,6,7,8,9 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 FANTASIA, BLOCK - 1,2,3,4,5,6,7,8,9 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 Bhawan  
North Block, C. P.  
Bidhanagar, K. C. S.  
West Bengal

20 NOV 2018

নং ২৭২৭ তারিখ ১৭-০৭-১৮ ১০ ফি

ক্রেতার নাম

স্ট্যাম্প ভেদার স্বাক্ষর

বিধান নগর (সফটলেক সিটি) এ. ডি. এস. জার.

মোট স্ট্যাম্প ক্রয় তা

চালান নং মোট কত টাকা বরাদ্দ

টভারী বারাকপুর ভেদার-মিতা দত্ত

M. I. D. L.  
93, Dr. S.C. Banerjee Rd,  
Beliaghata, Kolkata-700010

10 SEP 2018

998000

BEFORE THE NOTARY PUBLIC



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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 Bhawan  
North Block, Or. P.  
Kolkata

Solemnly Affirmed  
&  
Declared Before me  
a Identification of Advocate

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

Identified by me  
Advocate

26 NOV 2018