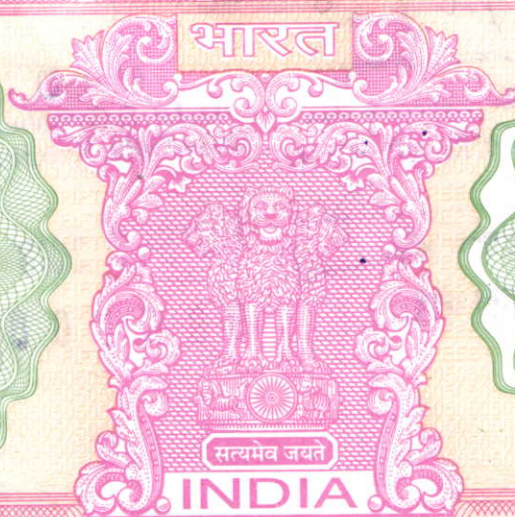


भारतीय गैर न्यायिक

पचास  
रुपये  
₹.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 074449



BEFORE THE NOTARY PUBLIC

FORM-A  
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of 'MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED' promoter of MAGNOLIA PRIME / duly authorized by the promoter of MAGNOLIA PRIME vide its/his/their authorization dated 1/09/2017:

I, VIVEK PODDAR Son of MILAN PODDAR aged 38 R/o BE-111, SALT LAKE, SECTOR-I, KOLKATA-700064, promoter of MAGNOLIA PRIME / duly authorized by the promoter of MAGNOLIA PRIME 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 PRIME 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, Or. Floor  
Adhannagar, Kolkata  
West Bengal

Magnolia Infrastructure Development Ltd.  
Director

01 OCT 2018

নং 2671 তার 17-09-18 স্বাক্ষর

ক্রেতার নাম

স্ট্যাম্প ভেডার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. ডায়. ৬

মোট স্ট্যাম্প ক্রয় তার

চালান নং

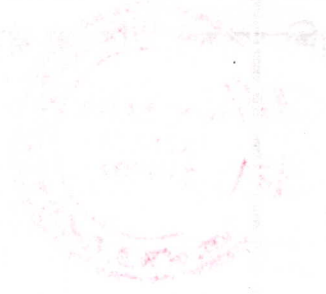
টঞ্জুরী বারাকপুর ভেডার-মিতা দত্ত

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

10 SEP 2018

998000

স্ট্যাম্প ভেডার স্বাক্ষর



ACD  
WATCH



3. That the time period within which the project shall be completed by me/ promoter is 1/12/2020 (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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 1st day of October 2018-10-01

Magnolia Infrastructure Development Ltd.  
Deponent  
Director

**B. N. SAHA**  
**NOTARY**  
Bikash Bhawan  
North Block, Ch. Place  
Bidhannagar, Kolkata  
West Bengal

Identified by me

Advocate

Solemnly Affirmed  
&  
Declared Before me  
a Identification of Advocate

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

01 OCT 2018



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