भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

X 074450

B. N. SAHA NOTARY 23/2002 Govt. of W.B. (India)

BEFORE THE NOTARY PUBLIC

FORM-A

[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

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

I, VIVEK PODDAR Son of MILAN PODDAR aged 38 R/o BE-111, SALTLAKE, SECTOR-I, KOLKATA-700064, promoter of MAGNOLIA SRIJANA / duly authorized by the promoter of MAGNOLIA SRIJANA 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 SRIJANA 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.

Magnolia Infrastructure Development Ltd.

Director

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

01 OCT 2018

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ক্রেতার নাম .....

ষ্ট্যাম্প ভেন্ডার স্বাক্ষর .....

বিধান নগর (সল্টলেক সিটি) এ, ডি, এস, আর, ও

মোট ষ্ট্যাম্প ক্রয় তাং .....

চালান নং.....মোট কত টাকা খরিদ .....

উত্তরী বারাকপুর ভেন্ডার-মিতা দত্ত

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

10 SEP 2018

998000

B. N. SAHA
NOTARY
23/2002

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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

Magnolia Infrastructure Development Ltd.
Director

Deponent

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

Solemnly Affirmed
&
Declared Before me
a Identification of Advocate

B. N. SAHA
NOTARY

Identified by me

Advocate

01 OCT 2018