



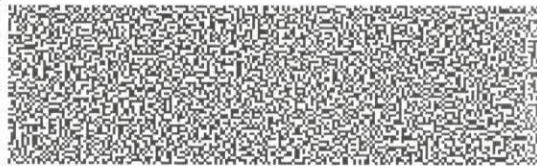
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA62411610799989X
Certificate Issued Date : 25-Feb-2025 11:32 AM
Account Reference : NONACC (FI)/ kabacsl08/ M G ROAD1/ KA-SV
Unique Doc. Reference : SUBIN-KAKABACSL0855641746057541X
Purchased by : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD
Second Party : NA
Stamp Duty Paid By : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

FORM-B

[See sub-rule (4) of rule 3]

Affidavit cum Declaration

M/s. Magnolia Infrastructure Development Limited Company being the promoter of the proposed project duly represented by its director and authourised signatory Mr. Vivek Poddar, S/o Mr. Milan Poddar, aged about 44 years, having office at Prestige Meridian-II, Unit No. 905 & 906, 9th Floor, 30, M. G. Road, Bengaluru - 560 001, Karnataka (India), and Promoter of the Proposed

Magnolia Infrastructure Development Ltd.

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of ShCIL Holdings

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BANGALORE
REGD. NO. 12191

project **MAGNOLIA DELIGHT** located at Municipal Holding No. 63, Sultan Palya Main Road (previously Municipal Holding Nos. 61, 62 Sultan Palya Main Road), within the limits of New Ward No. 32-Kaval Byrasandra, Matadahalli, Bangalore - 560032.

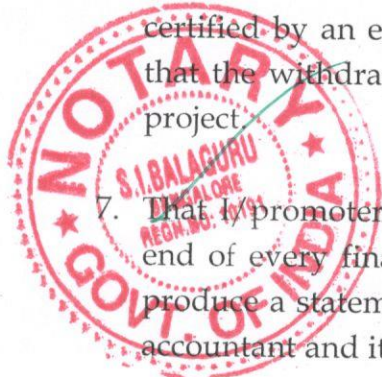
I Mr. Vivek Poddar, S/o Mr. Milan Poddar, director and authorised signatory of **M/s. Magnolia Infrastructure Development Limited** Hereby solemnly declare, undertake and state as under.

1. That **Dr. L Sreenivasamurthy** a legal title to the land on which the development of the proposed project 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.
3. That the time period within which the project shall be completed by me is 31.03.2028.
4. That seventy percent of the amounts realised by me 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 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 the 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



Magnolia Infrastructure Development Ltd.

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 I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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 therefrom.

Verified by me at **Bengaluru** on this 25th day of February 2025.

Magnolia Infrastructure Development Ltd.

DEPONENT

Identified by me:


Advocate



No of corrections

MUNIRAJU. G. B.A., LLB
ADVOCATE
Mayo Hall, Court Complex
M.G. Road, Bangalore-560 001

ATTESTED


S. I. BALAGURU
B.Sc., LL.B. (M.L.)
NOTARY PUBLIC GOVT. OF INDIA
"SHARON MIZPEH"
No. 35, Hutchins Road Extn.,
6th Cross, St. Thomas Town Post,
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