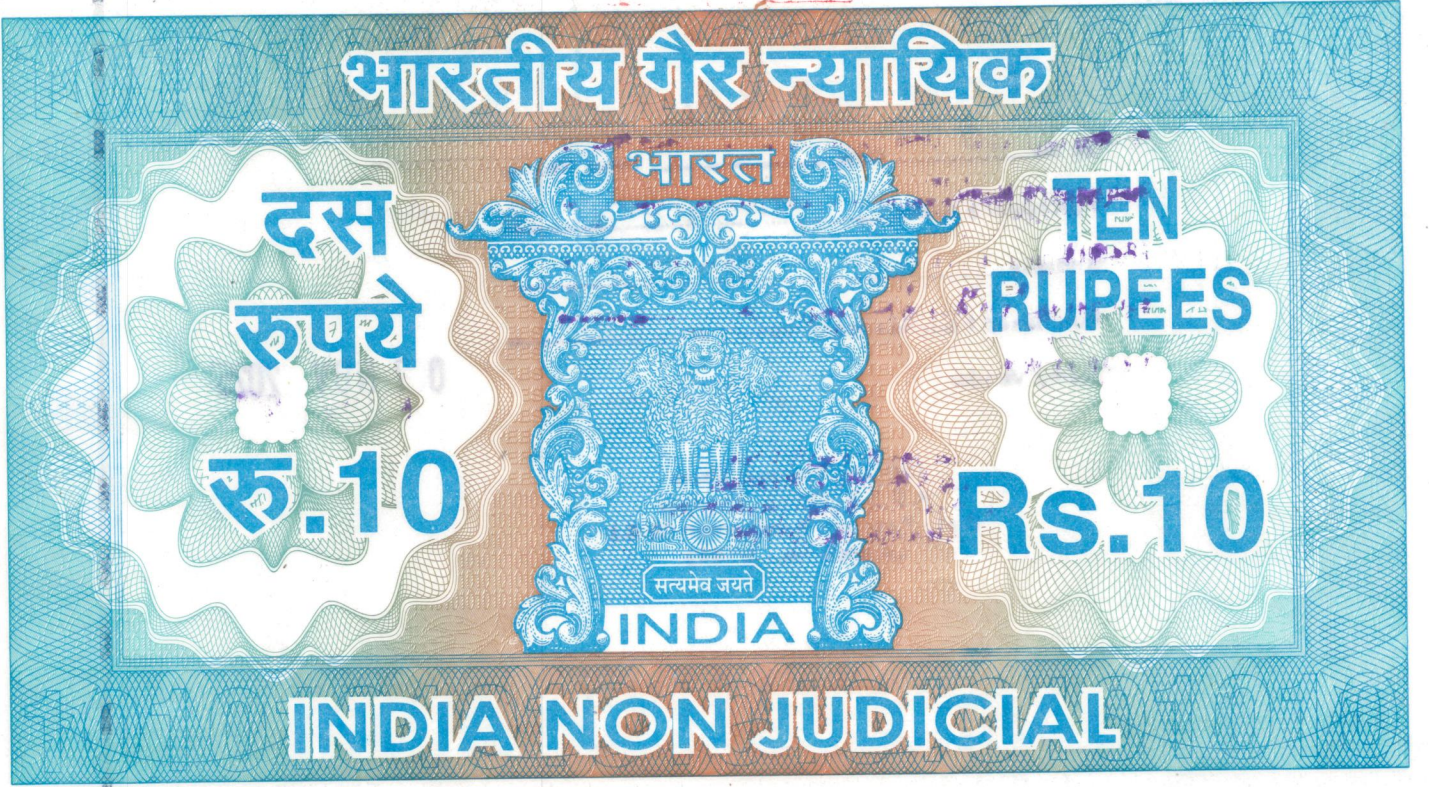




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I, **Raghav Poddar** s/o Rohit Poddar, residing at 'Kumharpara, Hanuman Charai, Barakar, P.O Barakar, Asansol, Dist: Paschim Bardhaman West Bengal-713324, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under

That the Agreement for sale/Builder buyer agreement of our project **MAGNOLIA ENCLAVE** is in accordance to Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.

2. That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate (Regulations & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.

3. That if any provision in Agreement for sale is in contravention with the Real Estate (Regulations & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.

4. That if any contradiction arises in the future the Deponent will be responsible for it.

Drafted and Prepared by
Typed in my office:

Ujjal Garai

Advocate

Deponent
For **MAGNOLIA DEVELOPERS**

Raghav Poddar

(Signature of Partner)
RAGHAV PODDAR

Solemnly Affirmed & Declare
before me on identification

GOUTAM DAS
NOTARY
Asansol
Regn No 53971/2025
Exp. Date 01.05.2030
Govt of India

