



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 790115



FORM 'B'

[ See Rule 3(4) ]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER 'SPL ESTATES PRIVATE LIMITED'.

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Rudradeep Banerjee son of Mr. Swapan Kumar Banerjee by faith Hindu, by occupation -Service and working for gain at 37/2 , Victoria Park, 7<sup>th</sup> Floor, Sector V, Salt Lake City, Kolkata 700091 P.S. Salt Lake Electronics Complex & P.O. Nabadiganta duly authorized by the Promoter of the proposed project vide its authorization dated 01.03.2023.

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No.-270004  
C.M.M.'s Court  
2 & 3 Bankshall Street  
Kolkata-700001

21 MAR 2023

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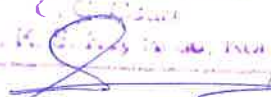
SANJUKTA RAY

High Court, Advocate  
11, Old ...  
Ground Floor,  
Kolkata-700 001  
Mobile: 9830248307

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PS: \_\_\_\_\_

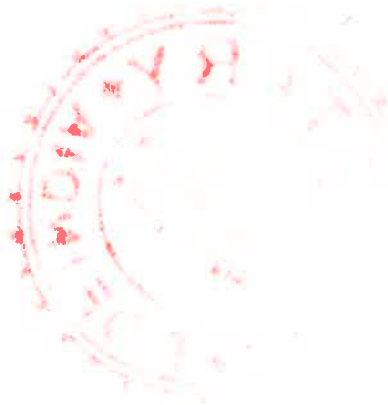
14 OCT 2022

SUBANJAN MUKHERJEE  
 Advocate  
 20, S. K. ...

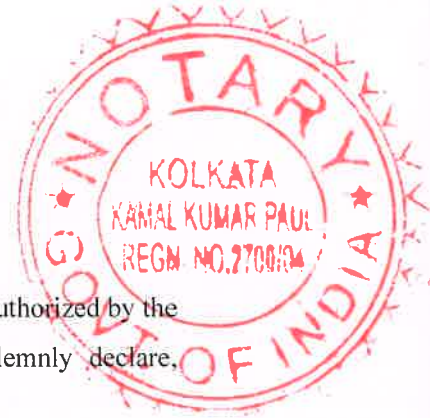


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I, Mr. Rudradeep Banerjee son of Mr. Swapan Kumar Banerjee duly authorized by the Promoter of the proposed project '**Sunshine Two**' do hereby solemnly declare, undertake and state as under:

That Bengal Shriram Hi tech City Private Limited ('**Owner**') have legal title to the land measuring about **5.573 acres** comprised in LR Dag No.4473 (P), 4474 (p) in Mouza Konnagar, under L.R. Khatian no. 11976, Police Station -Uttarpara, District - Hooghly, and LR Dag No1888(P), 1889(P),1894(P),1896 (p), in Mouza Khordabahera, under L.R. Khatian no. 1808, Police Station -Uttarpara, District -Hooghly within the ambit of the Kanaipur Gram Panchayat, ('**said Land**') on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of title of such land and a Development Agreement on is enclosed herewith. A legally valid authentication of title of said land along with an authenticated copy of the **Development Agreement dated 4<sup>th</sup> February, 2019** made between Bengal Shriram Hi-Tech City Pvt. Ltd , therein referred to as the "Owner " of the One Part, and SPL Estates Private Limited, therein referred to as the "DEVELOPER" of the Other Part therein, which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book – I, Volume No. 1903-2019, Pages 15556 to 15612 being Deed No. 190300337 for the year 2019, 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 Promoter is 17<sup>th</sup> March, 2028
4. That seventy per cent of the amounts realised by the 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.

  
KAMAL KUMAR PAUL  
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Regd. No.-2700/04  
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28, 3 Bankshall Street  
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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 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 has furnished such other documents as have been prescribed 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, unit or building, as the case may be, on any grounds.

#### **Schedule of the 'SAID LAND'**

**All That** piece and parcel of land measuring about 5.573 acres comprised in LR Dag No.4473 (P), 4474 (p) in Mouza Konnagar, under L.R. Khatian no. 11976, Police Station -Uttarpara, District -Hooghly, and LR Dag No1888(P), 1889(P),1894(P),1896 (p), in Mouza Khordabahera, under L.R. Khatian no. 1808, Police Station -Uttarpara, District -Hooghly within the ambit of the Kanaipur Gram Panchayat, the details of which are given hereinbelow\_:

  
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Land Details of Sunshine Two				
S. No.	Mouza	J L No.	L.R. Dag No.	Area (Acres)
1	Konnagar	7	4473 (P)	1.059
2			4474 (P)	4.437
<b>TOTAL</b>				<b>5.496</b>
S. No.	Mouza	J L No.	L.R. Dag No.	Area (Acres)
1	Khordabahera	6	1888 (P)	0.009
2			1889 (P)	0.004
3			1894 (P)	0.009
4			1896 (P)	0.056
<b>TOTAL</b>				<b>0.077</b>
<b>TOTAL AREA</b>				<b>5.573</b>

The Land is butted and bounded by:-

East by: - By Plot No. 4474(P);

West by: -By plot Nos. 1887(P), 1888(P), 1889(P), 1893(P), 1894(P), 1895(P), 1896(P);

North by: - By others Land;

South by: - By 4474(P), 1902;

For SPL ESTATES PVT. LTD.:

  
Authorised Signatory

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 Kolkata on this 21st day of March/23.


For SPL ESTATES PVT. LTD.

  
Authorised Signatory

Deponent

  
KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No.-2700/04  
C.M.M.'s Court  
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ATTESTED BY ME

  
KAMAL KUMAR PAUL  
NOTARY Govt. of India  
REGN. NO. 2700/04

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21 MAR 2023