



बंगाल WEST BENGAL

06AC 988908

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 ESTATE PRIVATE LIMITED'.

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Rudradeep Banerjee son of Mr. Swapan Kr. Banerjee by faith Hindu, by occupation - Service and working for gain at 37/2, Victoria Park, 7th Floor, Sector V, Salt Lake City, Kolkata 700091 Post Office -Nabadiganta, Police Station — Salt

AMRITA CHAKRABORTY
NOTARY GOVT. OF INDIA
REGN. NO. 51760/25
CJM COURT, CALCUTTA, W.B.
2 & 3 Bankshall Street
Kolkata-700 001

03 JUN 2025

Lake Electronic Complex, duly authorized by promoter of the proposed project vide its authorization dated 01.03.2023.

I Mr. Rudradeep Banerjee son of Mr. Swapan Kr. Banerjee, duly authorized by the Promoter of the proposed project **Shriram Springfield** 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 **2.390 Acres** comprised in LR Dag No. 4474(P) , 4473(P) in Mouza Konnagar under L.R. Khatian no. 11976, Police Station -Uttarpara, District -Hooghly, and LR Dag No 1887(P),1888(P),1896(P),1895(P) in Mouza- Kordhabahera, under L.R. Khatian no. 1808, Police Station -Uttarpara, District —Hooghly PIN-712246 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 4th 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. 19032019, Pages 15556 to 15612 being Deed No. 190300337 for the year 2019, for development of the real estate project, is enclosed herewith.

- 1.That the said land is free from all encumbrances.
- 2.That the time period within which the project shall be completed by Promoter is 30th JUNE, 2030
- 3.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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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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.

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.

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.

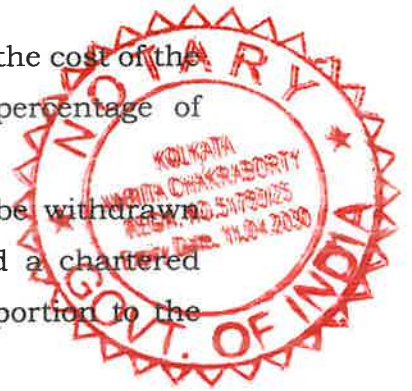
That Promoter shall take all the pending approvals on time, from the competent authorities.

That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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 **2.390 Acres** comprised in LR Dag No. 4474(P) , 4473(P) in Mouza Konnagar under L.R. Khatian no. 11976, Police Station -Uttarpara, District -Hooghly, and LR Dag No 1887(P),1888(P),1896(P),1895(P) in Mouza-Kordhabahera, under L.R. Khatian no. 1808, Police Station -Uttarpara, District —Hooghly PIN-712246 within the ambit of the Kanaipur Grarn Panchayat, the details of which are given herein below:



Land Details of SHRIRAM SPRINGFIELD				
Sl. No.	Mouza	J.L. No	Dag No.	Area (Acres)
1	Konnagar	7	4474 (P)	0.219
2			4473(P)	0.342
Total				0.561
1	Kordhabahera	6	1887(P)	0.076
2			1888(P)	0.012
3			1896(P)	1.671
4			1895(P)	0.070
Total				1.829
Grand Total				2.390

Boundary of SHRIRAM SPRINGFIELD				
Dag No.	North	South	East	West
4473(P), 4474(P)	Others Land	4474 (P)	4473 (P), 4474 (P)	1887(P), 1888(P)
1887(P), 1888(P)	Others Land	1888(P)	4473(P), 4474(P)	1887 (P), 1888(P)
1895(P), 1896(P)	1894(P)	1896 (P)	4474(P)	1895 (P), 1896 (P)

Boundary of SHRIRAM SPRINGFIELD for Car Parking				
Dag No.	North	South	East	West
4474(P) (for MLCP)	4474 (P)	4474 (P)	4474 (P)	4474 (P)

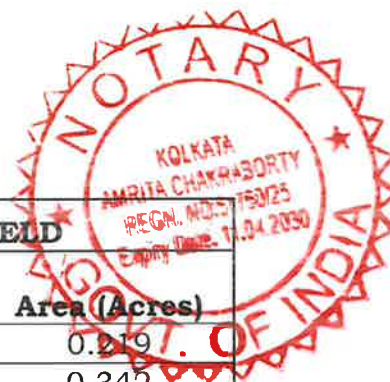
DEPONENT
FOR SPL ESTATES PRIVATE LIMITED)

(Signature of Authorized Signatory)

(Rudradeep Banerjee)

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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 _____ day of _____

DEPONENT
FOR SPL ESTATES PRIVATE LIMITED

Rudradeep Banerjee
(Signature of Authorized Signatory)

(Rudradeep Banerjee)

Identified by me

Soma Dutta
Advocate
C.J.M Court, Kolkata-1
Regn. No.-F-1496/21

Solemnly Affirm & Declared Before
me on Identification of Ld. Advocate

Amrita Chakraborty
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