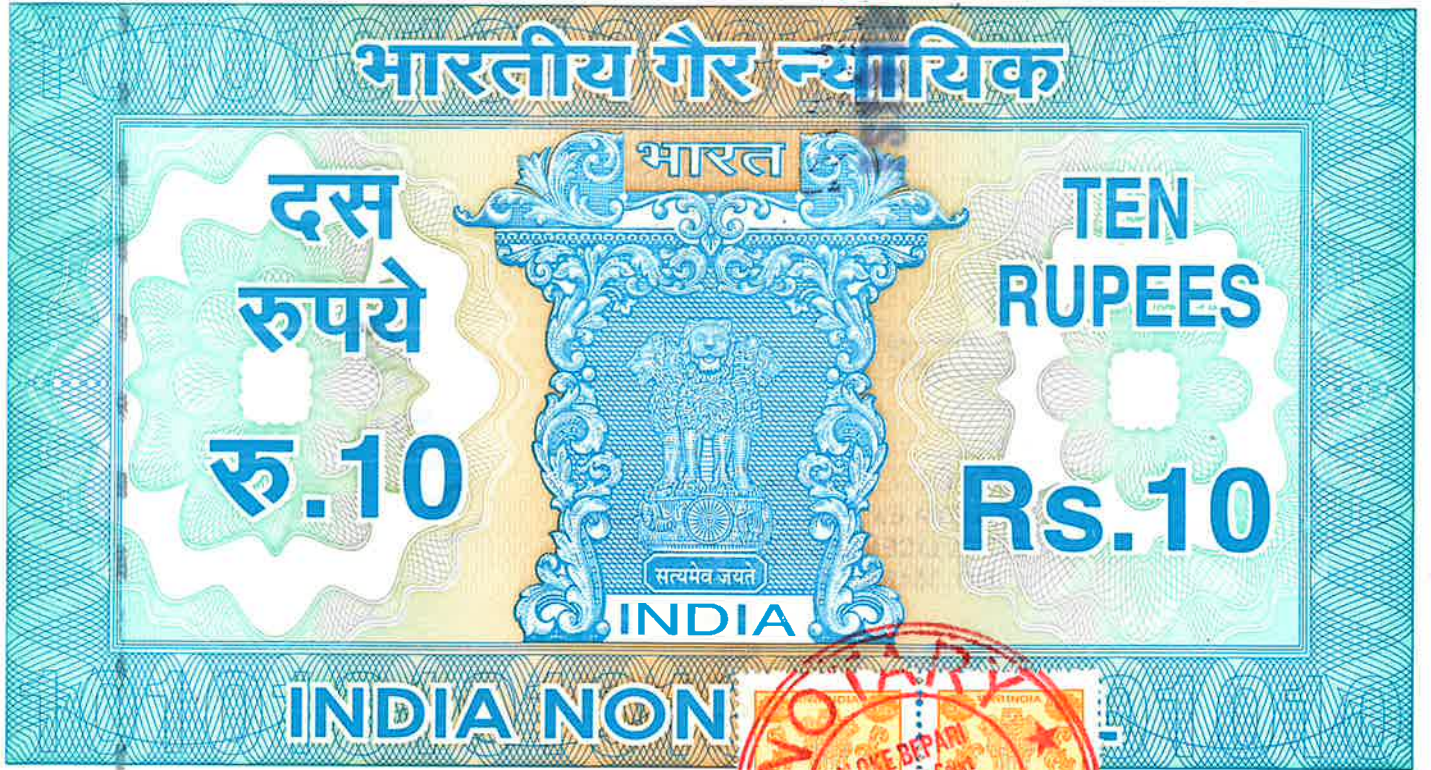


Sl. No. 9323 Dated 19.03.26



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST - NORTH 24 PARGANAS



24AC 228658

FORM B

See Rule 3(4)

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE OWNER OR ANY PERSON AUTHORISED BY THE OWNER 'BENGAL SHRIRAM HI-TECH CITY 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 Lake Electronic Complex, duly authorized by Owner of the proposed project vide its authorization dated 25/03/2026

(Signature)

19 MAR 2026

121915

BENGAL SHRIRAM HITECH CITY PVT. LTD.
Gir: 37/2, 7th Floor, Victoria Park
Sector-V, Salt Lake City
Kolkata-700091

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
NO. 35/RS2016

10 FEB 2020

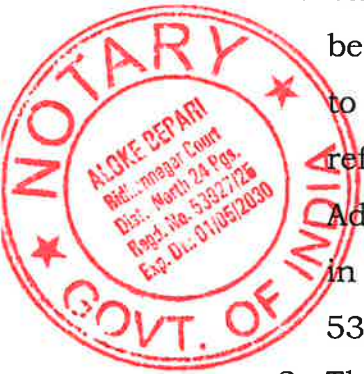
10 FEB 2020

I Mr. Rudradeep Banerjee son of Mr. Swapan Kr. Banerjee duly authorized by the Owner of the proposed project '**Shriram Southbrook**' 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 **16.17 Acres** comprised in LR Dag No. 3444(P), Mouza Barabahera under L.R. Khatian no. 4129, Police Station-Uttarpara District-Hooghly, and LR Dag No 4476(P) in Mouza- Konnagar, under L.R. Khatian no. 11976, 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.

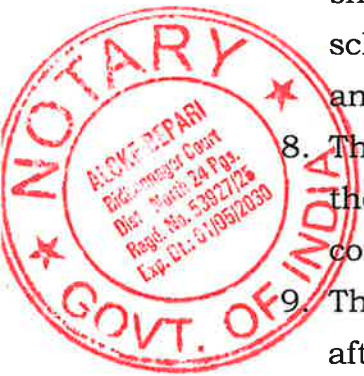
AND

1. That a Deed of Conveyance dated 29th January 2008 was made between Bengal Shriram Hi-Tech City Pvt. Ltd., therein referred to as the "Owner" of the One Part, and Hindustan Motors therein referred to as vendor, which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book — I, Volume No. 21-22, Pages 10 to 80 being Deed No. 531 for the year 2008 is enclosed herewith.
2. That after that, a Deed of Declaration dated 2nd September 2009 was made between Bengal Shriram Hi-Tech City Pvt. Ltd., therein referred to as the "Owner" of the One Part, and Hindustan Motors therein referred to as vendor, which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book — IV, CD Volume No. 6, Pages from 3019 to 3040 being Deed No. 04309 for the year 2009 is enclosed herewith.
3. That another Deed of Conveyance dated 8th December 2008 was made between Bengal Shriram Hi-Tech City Pvt. Ltd., therein referred to as the "Owner" of the One Part, and Hindustan Motors therein referred to as vendor, which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book — I, Volume No. 4, Pages 112 to 138 being Deed No. 255 for the year 2008 is enclosed herewith.



9 MAR 2026

4. That after the execution of the above-mentioned Deed dated 8th December 2008 , a Deed of Declaration dated 2nd September 2009 was made between Bengal Shriram Hi-Tech City Pvt. Ltd. therein referred to as the "Owner" of the One Part and Hindustan Motors therein referred to as vendor, which was duly registered in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book — IV, CD Volume No. 6, Pages from 2976 to 2996 being Deed No. 04307 for the year 2009 is enclosed herewith.
5. That the said land is free from all encumbrances.
6. That the time period within which the project shall be completed by Promoter is 14/03/2031
7. 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.
8. 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.
9. 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.
10. 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.
11. That Promoter shall take all the pending approvals on time, from the competent authorities.
12. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

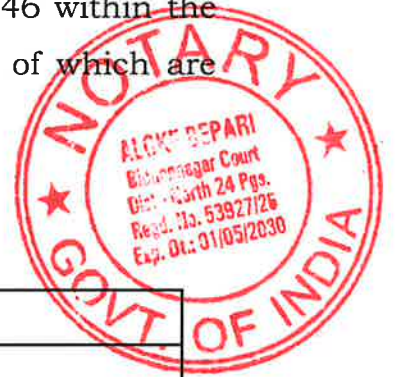


19 MAR 2026

13. 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 **16.17 Acres** comprised in LR Dag No. 3444(P), Mouza Barabahera under L.R. Khatian no. 4129, Police Station-Uttarpara District-Hooghly, and LR Dag No 4476(P) in Mouza- Konnagar, under L.R. Khatian no. 11976, Police Station -Uttarpara, District -Hooghly PIN-712246 within the ambit of the Kanaipur Gram Panchayat, the details of which are given herein below:



Land Details of Shriram Southbrook				
Sl. No.	Mouza	J.L. No	Dag No.	Area (Acres)
1	BARABAHERA	5	3444 (P)	7.84
2	KONNAGAR	7	4476(P)	8.33
Grand Total				16.17

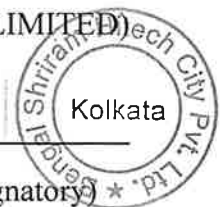
Boundary of Shriram Southbrook					
Mouza	Dag No.	North	South	East	West
Barabahera	3444(P)	3444(P)	4476	3444(P)	3444(P), Others Land
Konnagar	4476(P)	3444	4476(P)	4476(P)	Others Land

DEPONENT
FOR BENGAL SHRIRAM HI-TECH CITY PRIVATE LIMITED



(Signature of Authorized Signatory)

(Rudradeep Banerjee)



19 MAR 2026

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 19th day of March 2026

DEPONENT
FOR BENGAL SHRIRAM HI-TECH CITY PRIVATE LIMITED

Rudradeep Banerjee

(Signature of Authorized Signatory)

(Rudradeep Banerjee)



Solemnly affirmed and declared
before me u/s
139 CPC and u/s 333BNSS 2023

Bepari
ALOK BEPARI
NOTARY
Regd. No. 53927/25
GOVT. OF INDIA

Identified by me
Chandan Purkait
CHANDAN PURKAIT
Advocate
Enrolment No. F 4424/4415/2023
Bidhannagar Court Kolkata, 700016

19 MAR 2026