

9322

19.03.26



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL  
 BEFORE THE NOTARY PUBLIC  
 AT BIDHANNAGAR  
 DIST - NORTH 24 PARGANAS



24AC 228656

AFFIDAVIT CUM DECLARATION

I Mr. Rudradeep Banerjee son of Mr. Swapan Kr. Banerjee, aged about 37, 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 the Owner Bengal Shriram Hi Tech City Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at No. 31, 2nd Main Road, T.Chowdaiah Road, Sadashivnagar, Bangalore - 560080 and Corporate office at Level – 7, Block – B, “Victoria Park”, Block GN, Plot 37/2, , Sector V, Salt Lake, Post Office – Nabadiganta, Police Station — Salt Lake Electronic Complex, Kolkata – 700091 -for the proposed project-'**Shriram Southbrook**' (Said Project) at Uttarpara Hooghly, admeasuring total area measuring about

19 MAR 2026

121917

SOLD TO.....  
OF.....  
RS.....

BENGAL SHEKHAR HITECH CITY PVT. LTD.  
GN-37/2, 4th Floor, Victoria Park  
Sector-VI, Salt Lake City  
Kolkata-700091

JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
GOVT. LICENSED STAMP VENDOR  
NO. 351RS2016

10 FEB 2026

10 FEB 2026

**16.17 Acres** comprised in LR Dag No. 3444(P) in 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, do hereby solemnly declare, undertake and state as under .

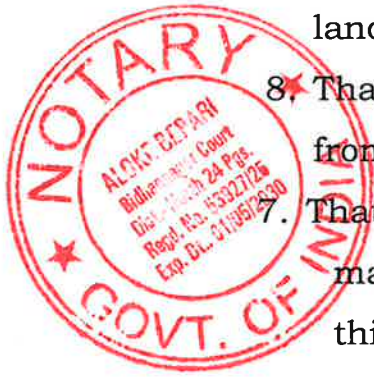
1. That a Deed of Conveyance dated 29th January 2008 was made between Bengal Shriram Hi-Tech City Pvt. Ltd., therein referred to as the "Owner" of the One Part, and Hindustan Motors therein referred to as vendor, which was registered in the office of the Additional Registrar of Assurances-III, Kolkata 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.
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



19 MAR 2026

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.

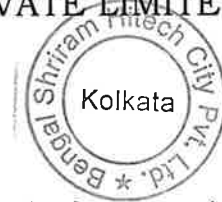
5. That the land is free from all encumbrances, charges, lien and lispendens.
6. The Project will be completed within 14/03/2031
7. That seventy percent of the amounts realised for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
8. That Owner shall take all the pending approvals on time, from the competent authorities.
7. That the Owner has furnished such other documents as may be prescribed by the rules or regulations made under this Act and such other information and documents as may be prescribed.



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

*Aloke Behari*  
**ALOKE BEPARI**  
NOTARY  
Regd. No. 53927/25  
GOVT OF INDIA

19 MAR 2026

Identified by me  
*Chandan Purkait*  
**CHANDAN PURKAIT**  
Advocate  
Enrolment No. - F 4424/4415/2023  
Bidhannagar Cou