

Sl. No. 13358 Dated 22/4/26

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BISHANNAGAR
DIST - NORTH 24 PARGANAS



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 Bengal Shriram Hi Tech City Private Limited,(PAN NO.-AAKCS3576J) (CIN NO.-U45203KA2006PTC040975) 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 project-SHIRAM SOUTHBROOK (Said Project) at Uttarpara Hooghly, admeasuring total area measuring about 16.17 Acres comprised in LR Dag No. 3444(P), Mouza

22 APR 2026

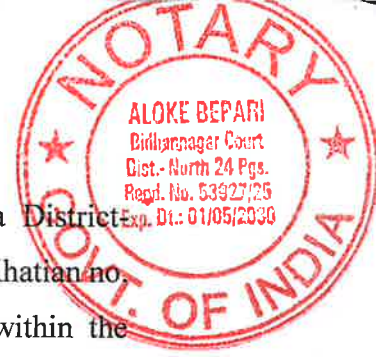
241

~~BENGAL SHRIRAM HITECH CITY PVT. LTD.
GN-342, 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. 351RS2016

1 APR 2020

1 APR 2020



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 and state as under:


1. That as per **Rule 23 of the West Bengal Municipal (Building) Rules, 2007 (attached herewith)**, a sanctioned building plan remains valid for a period of **three (3) years** from the date of sanction and is renewable / revalidable from time to time subject to compliance with the prescribed requirements and payment of applicable fees provided that the total period of validity, including renewal and/ or revalidation, shall not exceed ten years from the original date of sanction.
2. That where the completion date of the project extends beyond the validity period of the sanctioned plan, the necessary **renewal / revalidation** shall be obtained from the KMDA, the concerned Sanctioned Authority in accordance with the said Rule.
3. That immediately upon receipt of such renewed / revalidated sanctioned plan, the same shall be uploaded on the **WBREERA portal** and updated in the project records in compliance with applicable provisions of the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder.
4. That all future development / construction activities shall be carried out strictly in accordance with the valid sanctioned plan and permissions granted by the said Sanctioned authority.
5. This declaration is made for the purpose of registration of the project **Shriram Southbrook** before WBREERA.

DEPONENT



Solemnly affirmed and declared before me u/s 139 CPC and u/s 333BNSS 2023 BENGAL SHRIRAM HI-TECH CITY PRIVATE LIMITED (Signature of Authorized Signatory)

(Rudradeep Banerjee)


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

22 APR 2026



23. Duration and expiry of sanction of building plan.—(1) A sanction to erect a building accorded under these rules shall be valid for a period of three years from the date on which it is sanctioned and may be renewed thereafter for a further period of two years on production of the previously sanctioned building plan or shall be valid for a period of five years, as the case may be, on payment of such fee as may be determined by the Chairman-in-Council on the basis of rule 24.

Provided that building plan may be revalidated for such further period(s) that the original period of validity and period(s) of renewal and/or revalidation(s), as the case may be, do not exceed ten years from the date on which it is sanctioned, only in case a building has been partly or blockwise completed and partial or blockwise occupancy certificate in terms of rule 34A or 34B respectively, as the case may be, has been issued as well as on production of the previously sanctioned building plan and the partial or blockwise occupancy certificate, as applicable, and on receipt of fees required to be paid subject to minimum of 25% and maximum of 50% of sanction fee for construction of building as to be determined by the municipality from time to time.

(2) The erection of a building or work shall be completed within the period specified by the Committee referred to in rule 20A under section 211.]

24. Fees for sanction of building plans.—(1) (a) The Board of Councillors shall levy a fee for sanction of building plan at such rates, specified as following on the basis of the sanctioned total covered area in all floors :—

- (i) for building work up to 30 sq. metres of total covered area in all floors..... Rs. 500/- (Rupees five hundred only)
- (ii) for every additional 10 sq. metres of covered area or part thereof beyond the first 30 sq. metres..... Rs. 75/- (Rupees seventy five only);

However maximum fees not exceeding 5 times the minimum specified fees may be determined by the Board of Councillors at a meeting.

(b) The rates as aforesaid shall be the basic rates and shall be applicable to Residential Buildings for own use :

1. Subs. by cl. (3), vide Notification No. 89/UDMA-15011(24)/8/2023-LS-MA SEC, dated 19.2.2024, earlier which was as follows :

23. Duration and expiry of sanction of building plan.—(1) A sanction to erect a building accorded under these rules shall be valid for three years from the date on which it is sanctioned and may be renewed thereafter for a further period of two years on payment, in cash or bank draft, of such fee as may be determined by the Chairman-in-Council on the basis of rule 24, and on production of the previously sanctioned building plan. A building plan may be revalidated for a further period of 5 years only in case a building has been partly completed and occupancy certificate in terms of rule 34 has been issued as well as on production of the previous sanctioned building plan, the completion certificate and on receipt of fees subject to minimum of 25% and maximum of 50% of sanction for construction of building fee required to be paid as to be determined by the municipality from time to time.

(2) The erection of a building or work shall be completed within the period specified by the Board of Councillors under section 211.".

22 APR 2026