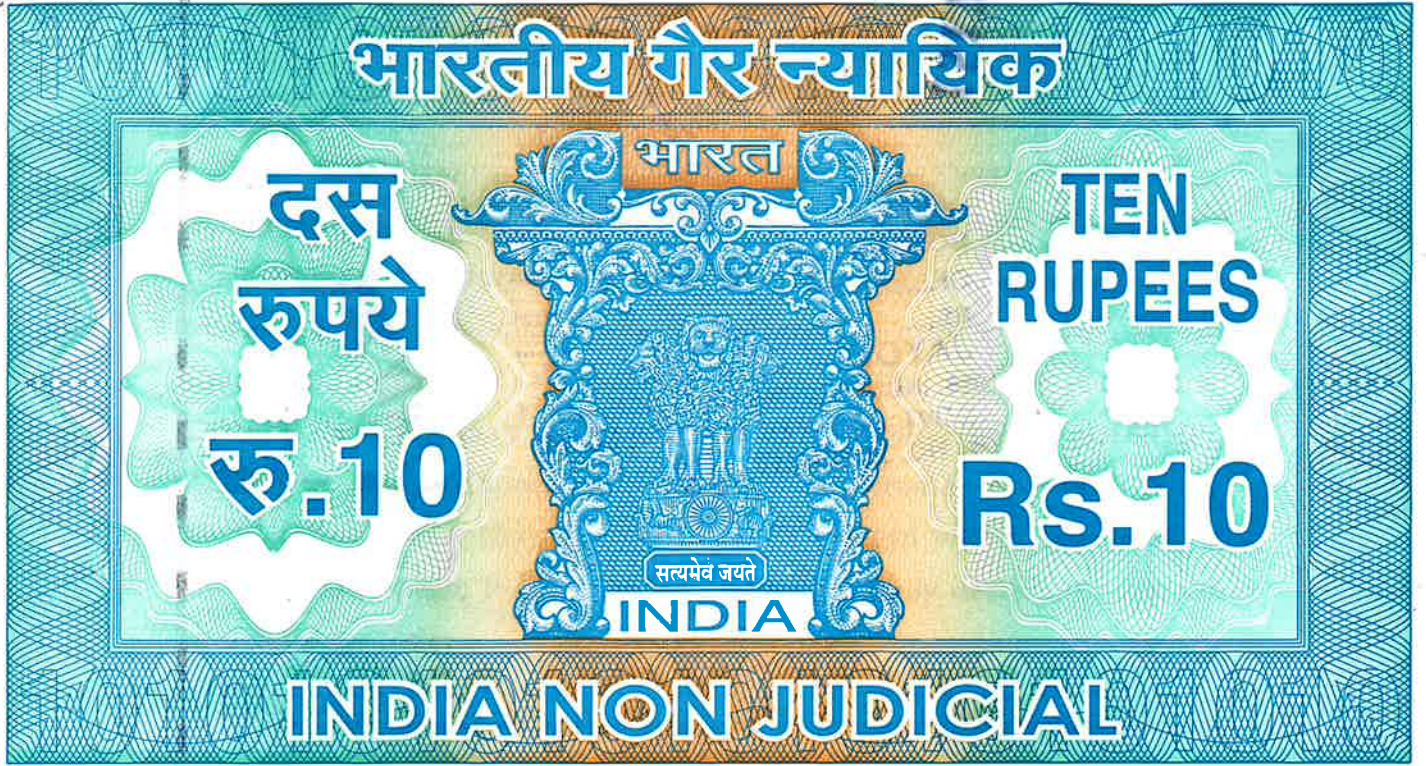
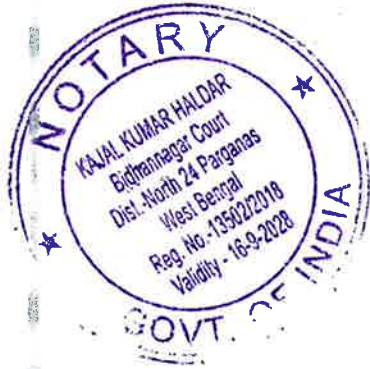


Sl. No.....N5894-24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

96AB 619684



BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS
WEST BENGAL

AFFIDAVIT CUM DECLARATION

I, Mr. Rudradeep Banerjee son of Mr. Swapan K. 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 Promoter **SPL Estates Private Limited** (PAN-AAWCS2550G), a Company incorporated under the Companies Act, 1956, having its registered office at Lakshmi Neela Rite Choice Chamber New No. 9, Bazulla Road, T Nagar, Police Station: R 4, T Nagar, Post Office: Sivagnanam Road, Pandy Bazaar, Chennai 600017, and Corporate office at Level – 7, Block – B, “Victoria Park”, Block GN, Plot 37/2, , Sector V, Salt Lake, Post

10 JUL 2024

15177

SANJUKTA RAY
Advocate
High Court, Calcutta
11, Old Post Office Street
Kolkata-700 001

SOLD TO.....
OF.....
RS.....
JAYDEEP MAJUMDER
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
1 NO. 351RS2016

17 MAY 2024



17 MAY 2024



Office – Nabadiganta, Police Station – Salt Lake Electronic Complex, Sector V, Kolkata – 700091-for the proposed project-‘**Symphony**’ (Said Project) at Uttarpara Hooghly, admeasuring total area measuring about 2.787acres comprised in LR Dag No. 4474 (p) in Mouza Konnagar, under L.R. Khatian no. 11976, Police Station -Uttarpara, District- Hooghly, and LR Dag no. 1889(P),1894(P),1887(p),1895(P), 1888(P) in Mouza Khordabahera, under L.R. Khatian no. 1808, 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 the Owner Bengal Shriram Hi Tech City Private Limited has a legal title to the above land on which the development is proposed along with legally valid documents. By virtue of Development Agreement **dated 4th February, 2019** 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, the Owner of land herein had transferred his development rights in favour of the Promoter .
2. That the land is free from all encumbrances, charges, lien and lispendens.
3. The Project will be completed within 10th July, 2029.
4. 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.
5. That Promoter shall take all the pending approvals on time, from the competent authorities.



6. That the Promoter 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 SPL ESTATES PRIVATE LIMITED

Rudradeep Banerjee
.....

(Signature of Authorized Signatory)

(Rudradeep Banerjee

[Handwritten signature in green ink]

Identified by me
[Signature]
Advocate

K. K. HALDAR
NOTARY PUBLIC
GOVT OF INDIA
Reg. No -13502/2018
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal