

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 612530

FORM 'A'
[See rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Riverbank Developers Private Limited ("Promoter") represented by Mr. Susanta Mondal duly authorized by the promoter of the proposed project, vide its authorization dated 18th April 2019.

I, Susanta Mondal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to all that piece and parcel of land admeasuring 21,529.28 square meters or there about bearing J.L. No. 42, Khatian No. 3, R.S. Dag Nos. 40 (Part),

144935



S.L. No. Sold To
Rs. Admrs
G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Gellib Street, Kol- 87

.....
Issue Date Sign 

31 AUG 2018

44 418220

41 (Part), 42 (Part), 1/43 (Part), 44 (Part), 45 (Part), 48 (Part), 49 (Part), 50 (Part), 51 (Part), 60 (Part), 39/104 (Part), 40/106 (Part), 41/107 (Part), 42/108 (Part) & 45/109 of Mouza – Mirpur, lying and situated at 1 New Bata Road, Batanagar, Maheshtala, Kolkata – 700140, on which the development of the proposed project, Hiland Greens Phase 1A, is to be carried out. A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

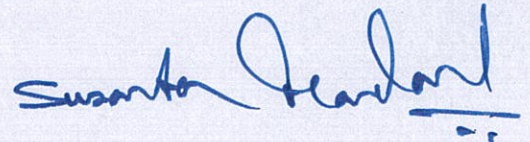
2. That details of encumbrances on the proposed project are as follows;

Sl. No.	Source	Amount (in Rs)	Security Details
1	Housing Development Finance Corporation Limited, Ramon House, Backbay Reclamation, 169, H T Parekh Marg, Mumbai - 400020	Rs. 105.63 Crore (Rupees One Hundred Five Crore Sixty Three Lacs only)	<ol style="list-style-type: none"> 1. Exclusive Charge on all receivables of and from the project, both present and future. 2. Exclusive Charge on the escrow account and all monies credited/deposited therein and all investment thereof 3. Extension of Mortgage of the property financed 4. Personal Guarantee of Mr. Sumit Dabriwala 5. An exclusive charge on the scheduled receivables under the documents entered into with the customers of the funded project by the Developer / Borrower, and all insurance proceeds, both present and future 6. And/or any other security of similar or higher value as may be acceptable to HDFC

3. That the time period within which the project shall be completed by the promoter is 30th September 2020.

4. That seventy per cent of the amounts realized by 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. 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.
6. 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

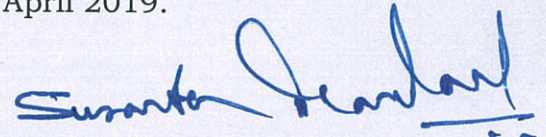


Deponent

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 18th day of April 2019.



Deponent

(reminder of the page lest blank intentionally)