



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

23AB 617013

BEFORE THE NOTARY PUBLIC  
AT BIDHANNAGAR  
DIST.-NORTH 24 PARGANS

FORM 'A'



[See rule 3(2)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Vishal Mangal, duly authorized by the promoter of the  
proposed project, vide its authorization dated 9<sup>th</sup> August, 2018;

S. CHAUDHURI  
★ NOTARY ★  
GOVT. OF INDIA  
Regn. No. 6584/08  
Bidhannagar Court  
Dist.-North 24 Parg

30 AUG 2018

*Vishal Mangal*

074418

Sl. No. .... Sold to.....

Bengal Shriram Hitech City Pvt. Ltd.  
40/43, 8<sup>th</sup> Main, 4<sup>th</sup> Cross  
R.M.V. Extension, Sadashivanagar  
Bangalore: 560 080

Address.....

**A. K. Maity**

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only


Issue Date:....., Sign.....

11 JUL 2018



I, Vishal Mangal, 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 the land on which the development of the project is proposed.
2. That details of the encumbrances on such land including details of any rights, title, interest or name of any party in or over such land, along with details: In terms of a Loan Agreement dated 26<sup>th</sup> April, 2016, the promoter has availed project finance loan from LIC Housing Finance Limited, a company registered under the Companies Act, 1956 and having its registered office at Bombay Life Building, 2nd Floor, 45/47, Veer Nariman Road, Mumbai 400 001 and having its regional office at Hindustan Buildings (Ground Floor), 4, Chittaranjan Avenue, Kolkata – 700072 (“LICHFL”) for the purpose of construction and development of Grand One of Shriram Grand City and has mortgaged the entire land on which the development of the project is proposed to the Security Trustee of LICHFL under a registered Indenture of Mortgage without Possession dated 19<sup>th</sup> May, 2016.
3. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> December, 2022.
4. That seventy per cent of the amounts realised 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.

  
S. CHAUDHURI  
★ NOTARY ★  
GOVT. OF INDIA  
Regn. No.-6534/08  
Bishannagar Court  
Bhubaneswar 751 004



30 AUG 2018



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
7. 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

  
S. CHAUDHURI  
★ NOTARY ★  
GOVT. OF INDIA  
Regn. No.-6554/08  
Bidhannagar Court  
Dist.-North 24 Pgs

  
(VISHAL MANGAL)

Deponent

30 AUG 2018





**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 30<sup>th</sup> day of August, 2018

  
(VISHAL MANGAL)

Deponent

**Identified By Me**

  
**ADVOCATE**

  
**S. CHAUDHURI**  
**\* NOTARY \***  
**GOVT. OF INDIA**  
**Regn. No.-6584/08**  
**Bidhannagar Court**  
**Dist.-North 24 Pgs**

**30 AUG 2018**