



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

37AB 719225

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

FORM 'A'

[See rule 3(2)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH IS SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER, SPL
ESTATES PVT. LIMITED

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Suresh Kumar Sarawagi, Son of Nemi Chand Sarawagi working for gain at GN 37/2, 7th Floor, Victoria Park, Sector V, Salt Lake, Kolkata 700091, duly authorized by the promoter of the proposed project, vide its authorization dated -11th September, 2019;

SPL ESTATES PRIVATE LIMITED

Authorised Signatory

23 OCT 2019

S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regn. No.-5584/08
Bidhannagar Court
Dist.-North 24 Pgs.

93659

BENGAL SHRIRAM HITECH CITY PVT. LTD.
GN-37/2, 7th Floor, Victoria Park
Sector-V, Salt Lake City
Kolkata-700091

NAME _____
ADD. _____
Rs. _____

14 AUG 2019
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, KCH

20x2 = 40/-
10/-

50/-

14 AUG 2019


14 AUG 2019




I, Mr. Suresh Kumar Sarawagi, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. SPL Estates Pvt. Ltd, has entered into a Development Agreement on 4th February 2019 with Bengal Shriram Hi Tech City Pvt. Limited (Owner) who has a legal title to the land on which the development of the proposed project is to be carried out. A legally valid authentication of title of such land (Title Deed of the Owner) along with an authenticated copy of the agreement dated 4th February, 2019 (Development Agreement) between such owner and promoter for development of the real estate project is enclosed herewith.
2. **The 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** is given herein: The Promoter, SPL Estates Private Limited has executed and registered a Debenture Trust Deed dated 7th February, 2019 whereby they have issued debentures to Kotak India Affordable Housing Fund I ("the Debenture Holder"). Promoter i.e. SPL Estates Private Limited and Owner (i.e Bengal Shriram Hi Tech City Private Limited) have provided security in favour of Debenture Holder through its Trustee (Axis Trustee Services Limited) by way of mortgage over the entire Project without possession.
3. That the time period within which the project shall be completed by promoter is 31st March 2024.
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.
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.

SPL ESTATES PRIVATE LIMITED



Authorized Signatory

23 OCT 2019

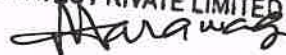

S. CHAUDHURI
NOTARY
GOVT. OF INDIA
Regn. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs.



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.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs.

SPL ESTATES PRIVATE LIMITED



Authorised Signatory

Deponent

23 OCT 2019

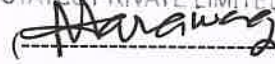
Verification




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 23rd day of October, 2019

SPL ESTATES PRIVATE LIMITED



Authorized Signatory
Deponent


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

23 OCT 2019