



पश्चिम बंगाल WEST BENGAL

38AB 075174



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

S. CHAUDHURI
NOTARY
GOVT. OF INDIA

Affidavit cum Declaration of Mr. Suresh Kumar Sarawagi, duly authorized by the
promoter of the proposed project, vide its authorization dated _____,
Bidhannagar Court
Dist.-North 24 Parganas;

SPL ESTATES PRIVATE LIMITED

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03 OCT 2019

Sarawagi
Authorized Signatory

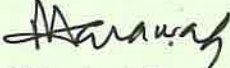


I, Mr. Suresh Kumar Sarawagi, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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.


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

SPL ESTATES PRIVATE LIMITED


Authorised Signatory

03 OCT 2019



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
Regd. No. 6584/08
Bikaner Nagar Court
Dist. North 24 Pgs

SPL ESTATES PRIVATE LIMITED


Authorized Signatory
Deponent

03 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 ----- day of -----, 2019

SPL ESTATES PRIVATE LIMITED


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Authorised Signatory
Deponent


S. CHAUDHURI
* NOTARY *
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Dist.-North 24 Pgs

03 OCT 2019