



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL REGD. NO. 2700/04 24AA 056734

Form 'A'

[See rule 3(2)]

AFFIDAVIT-CUM-DECLARATION

Affidavit-cum-Declaration of **RANA GUPTA**, duly authorized by the Promoter, Bengal Shapoorji Housing Development Private Limited, a "Private Limited Company", within the meaning of the Companies Act, 2013 (Act No. 18 of 2013), having its Registered Office at 70, Nagindas Master Road, Fort, Mumbai – 400 023 and also having one of

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.'s. Court
& 3 Bankshall Street
Kolkata-700 001

For Bengal Shapoorji Housing Dev. Pvt. Ltd.

Rana Gupta
Authorised Signatory

22 JAN 2020

No. 1193 Date 11-09-19 Re 2d

Name: BSHDPL

Address: PS Snigan Corporate park Sector-V Salt Lake
KOL-91

SANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)



its branches at P.S Srijan Corporate Park, Unit 903, 9th Floor, Tower -I, Plot No. G2, Block - GP, Sector - V, Salt Lake City, Police Station – Electronic Complex and Post Office – Sech Bhawan, Kolkata - 700 091 (hereinafter referred to as “**BSHDPL**”/“**the Company**”).



I, **RANA GUPTA**, son of Late Ashoke Gupta, aged about 57 years, by faith Hindu, by occupation Service, residing at 19, Anil Ray Road, Kolkata - 700 029 do hereby solemnly affirms and declares as follows :-

1. I am duly authorized by the Board of Directors of the Company to affirm this Declaration and/or Affidavit and to make the Declaration for and on behalf of the Company pursuant to the Resolutions passed by the Board of Directors of the Company on the 27th day of August, 2018, a copy whereof, duly certified as a true copy by the authorized officer of the Company is annexed hereto and marked with the letter “**A**” as part of this Affidavit.

2. West Bengal Housing Infrastructure Development Corporation Limited, (hereinafter referred to as “**WBHIDCO**”), has a legal title to the land on which or on part whereof, the development of SHUKHOBRIHSHTI Project, Phase-11 of SPRIHA Block and Phase-11 of SPANDAN Block is to be carried out (hereinafter referred to as “**the Project**”) AND a legally valid authentication of title of such land along with a true copy of the registered Development Agreement dated 7th March, 2007, made between WBHIDCO and Shapoorji Pallonji And Company Limited (SOCL) [now known as Shapoorji Pallonji And Company Private Limited (SPCPL)], a holding Company of Bengal Shapoorji Housing Development Private Limited (BSHDPL) (100% subsidiary of SPCL) as modified by the Registered Supplementary Agreement dated 13th April, 2013 made amongst WBHIDCO, Shapoorji Pallonji And Company Private Limited (SPCPL) and BSHDPL along with WBHIDCO’s letter No. M-1739/HIDCO/Admn-867/2005 dated 13th April, 2007 (whereby nomination of BSHDPL by SPCPL as the

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Promoter and Associate was agreed and approved by WBHIDCO are hereto annexed and collectively marked with the letter "B" as part of this Affidavit.

3. BSHDPL (hereinafter referred to as "the Promoter") has created mortgage over the portion of the Project land and the details of encumbrances including details of any right, title, interest or name of the Mortgagee over such portion of land along with the other details given in a separate Statement which is annexed hereto and marked with the letter "C".

4. The Completion Date for SPANDAN Block of SHUKHOBRIHTI Project is 31st July 2024 and the Completion Date for SPRIHA Block of SHUKHOBRIHTI Project is 31st July 2025.

5. That seventy percent (70%) of the amounts raised by the Promoter for the 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.

6. 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.

7. 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 and the 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 such particular Project have been utilized for the

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Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.

9. I, for and on behalf of the Promoter, shall take all the pending approvals on time from the competent authority.

10. I, for and on behalf of the Promoter, declare that the Promoter has furnished and/or will furnish such other documents as have been prescribed by the Rules and Regulations made under West Bengal Housing Industry Regulation Act, 2017 (WBHIRA).


11. I, for and on behalf of the Promoter, declare that the Promoter shall not discriminate against any Allottee at the time of allotment of any Apartment, flat and/or building as the case may be, on any ground subject however to the Rules and Regulations to be laid down in "General Terms & Conditions" ("GTC") of the Promoter.

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 the _____ day of _____ 2020


DEPONENT


KAMAL KUMAR PAUL
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Solemnly Affirmed & Declared Before
me on identification of Ld. Advocate


KAMAL KUMAR PAUL, NOTARY
Govt of India, Regd No 2700/04

22 JAN 2020