

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AA 610209

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Hiland Projects Limited having its registered office at 225C, AJC Bose Road, 4th Floor, Kolkata – 700020, represented by Mr. Susanta Mondal duly authorized by the promoter of the proposed project, vide its authorization dated 16th March 2018.

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

1. That Hiland Projects Limited has a legal title to the all that piece and parcel of land measuring about 10.41 Acre (ten decimal four one acre) lying, situated and comprised in, under Mouza – Kamarpara, J.L. Number – 131, Khatian No. 563 and 564 and Dag Nos, 344(P), 346(F), 347(F), 347/1089(F), 350(F), 361(P), 362(F), 363(P), 364(F), 367(P), 371(F), 523(F), 524(F), 525(F), 526(P), 527(P), 527/1109(P), 527/1110(F), 527/1111(P), 527/1112(P), 527/1113(P), 527/1115(F) and 527/1063(P), on

P. K. Datta
Notary
Regn. No.: 1101/88
C.M.M.'s Court
4 & 3, Bankshail Street
Calcutta - 700 001

31 OCT 2018

144929



S.L. No.....**Sold To**.....
Re.....**Addr**.....
G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol- 87

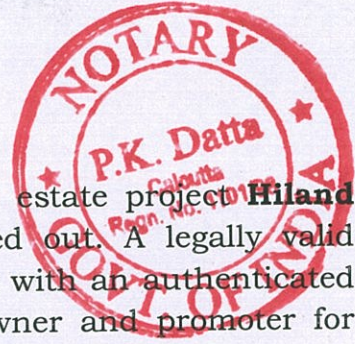
Issue Date.....**Sign**..... *[Signature]*

31 AUG 2018



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which development of the proposed real estate project **Hiland Bonochhaya Phase - I**, 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 are as follows;

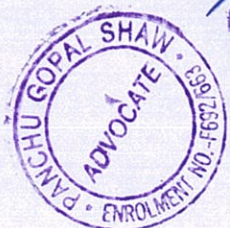
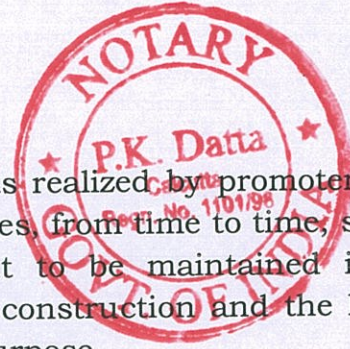
S. No	Source	Amount (in Rs)	Security Details
1	Housing Development Finance Corporation Limited	2,00,000,000/- (Rupees Twenty Crores only)	<ol style="list-style-type: none">1. Mortgage of Property Financed including land with construction thereon both present and future.2. An exclusive charge on the scheduled receivables pertaining to Developer's share under the documents entered into with the customers of the funded project by the Borrower / Developer and all insurance proceeds, both present and future. Scheduled Receivables Receivables/Cash Flows/ Revenues including booking amount arising out of or in connection with or relating to the project, pertaining to Developer's share.3. Personal Guarantee of Mr. Nandu K Belani. Any other security of similar/higher value acceptable to HDFC.

3. That the time period within which the project shall be completed by the promoter is 31st December 2022.

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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.



Identified by me
P. K. Shaw
Advocate

Signature Identified by me
as Identification of deponent

P. K. DATTA
Notary

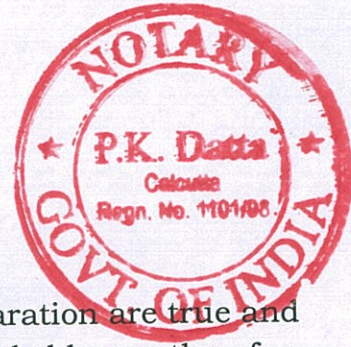
Suanto Deponent

Deponent

P. K. Datta
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2 & 3, Bankswall Street
Calcutta - 700 001

31 OCT 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 31st October 2018.


Deponent

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P. K. Datta
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