

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

88AP 790834

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

Affidavit-cum-Declaration



S.E. BUILDERS & REALTORS LIMITED, (CIN No.U70109WB2011PLCI71075), (PAN: AAQCS8412H), a company incorporated under the provisions of the Companies Act, 1956 and an existing Company under the Companies Act, 2013, having its Registered Office at "Vishwakarma", 86C, Topsia Road (South), Post Office: Tangra, Police Station: Topsia, Kolkata-700046, West Bengal, India (**Promoter**), through its **Authorized Signatory, Mr. Rakesh Ranjan**, son of Sri Harendra Kishore Pandey, residing at 4F, 4th Floor, "Ambey Ecovalley", Jatragachi Road, Ecopark Gate No.1, Hatiara, PIN-700157, duly authorised vide **Board Resolution** dated 13.12.2023 does hereby solemnly affirm and declare as under:

1. **That**, the landowner through the Promoter got sanctioned a single integrated building plan for development and construction of a building complex comprising of residential buildings and allied facilities vide Building Permit No. 2014120101 dated 13th June 2014, which plan was re-validated and extended on 25th June 2019 (hereinafter referred to as the **MASTER PLAN**", including all subsequent revisions, amendments, extensions thereof) by the Kolkata Municipal Corporation ("**KMC**").

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

(Signature)

31 JAN 2024



2. **That**, the Master Plan was revised vide Building Permit No. 2023120166 dated 28th June 2023 and subsequently regularized under Rule 26 of Kolkata Municipal Building Rules, 2009 approved by D.G.(Bldg) on 15th December 2023.
3. **That**, the Master Plan *inter-alia* comprises of plan for development and construction of both "**Utalika-Luxury Phase 5**" and future development zone comprising of various residential and commercial and semi-commercial units therein.
4. **That**, the composite sanctioned plan permits the construction and development of two adjacent multi-storied towers at the northern side of the land for which the composite plan of development is sanctioned. The sanctioned plan permits construction of two towers having basement and ground plus 33 (thirty-three) upper floors connected with each other at the Basement ('B'), the Ground Floor ('P1'), the First Floor ('P2'), the Second Floor ('P3'), the Third Floor ('P4') and the Fourth Floor ('P5').
5. **That** as on date, no allotment of either residential or commercial or semi-commercial units has been done in these two upcoming towers, which will be registered by the Promoters as real estate projects in the manner as prescribed under the Real Estate (Regulation & Development) Act, 2016.
6. **That**, the sanctioned plan, i.e. the Master Plan specific to these two towers will undergo modification as advised the architects to make the construction much more viable in all respect but in strict compliance with the provisions of the KMC Act, 1980 and Rules and Regulations framed thereunder:
 - i. Internal modifications to restructure services allocation without changing floor footprint of the building(s).
 - ii. At ground floor level (p1) club BMS room, OSP room & electrical room footprints will be reduced and balance area will be converted into three (3) nos. of parking spaces.
 - iii. At ground floor (P1) level, footprint of club entrance lobby will be reduced, and the reduced area will be added in HIG entrance lobby.
 - iv. Demarcated area on the northern side of the ground floor (p1) level which was earlier BOH (back of house) of club with loading & unloading bay, will now be converted to a "**retail**" space.


At 1st floor level (P2) toilets (male/female) will be added & office lift lobby will be made inaccessible and the same will be converted to utility room dedicated to HIG.


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- vi. At 2nd floor level (P3) club BOH (back of house) will be removed and become cutout/ void space.
- vii. At 3rd floor level (P4) toilets (male/female) will be added & office lift lobby will be made accessible which is currently designated as utility room.
- viii. At 3rd floor level (P4) club BOH (back of house) will be removed and become cutout / void space.
- ix. At 4th floor level (p5) club BOH (back of house) will be removed and become cutout / void space.
- x. At 4th floor level (P5) club pool equipment room will be converted to utility room dedicated to MIG (comprised in future development).
- xi. At 5th floor level present layout of promoter's club will be reduced and 3 three nos. residential HIG units will be added in it's place.
- xii. At 5th floor level in future development zone, club BOH (back of house) will be reduced, and one (1) no. of office unit will be introduced in the same area.
- xiii. At 6th floor level the present layout of the promoter's club will be reduced and 4 nos. residential HIG units will be added in it's place.
- xiv. At 6th floor level in future development zone, club BOH (back of house) will be reduced and one (1) no. of office unit will be introduced in the same area.
- xv. At 7th floor level, the layout of promoter's club, the service & passenger lift lobbies will be replaced with open terrace which will be a part of Club -De-Ville (presently the Luxury Club meant for use of Luxury apartment owners only).
- xvi. At 7th floor level layout of promoter's club, the party terrace will be replaced with non-usable terrace space for promoter's club.
- xvii. At 7th floor level in future development zone, club BOH (back of house) will be replaced with one (1) no. of office unit in the same area.
- xviii. At 11th floor level in future development zone, the entire floor (containing 9 no office units) will be replaced with a non- usable and non- habitable transfer floor (in the present scheme of sanction it is at 12th floor level).


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- xix. At 12th floor level in future development zone, the entire transfer floor will be replaced with MIG floor with 9 nos. MIG units.
- xx. Overall height of both the towers will be reduced by 2.4 mtr. (5th & 6th floor level floor to floor height will be 3.6 mtr. each instead of 4.8 mtr. as shown in present sanctioned drawing).

For S.E. BUILDERS & REALTORS LIMITED

Danu Ranjan
(Authorized Signatory)
Deponent

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 the 31st day of January, 2024.

Identified by me:

S.E. BUILDERS & REALTORS LIMITED

S. Chaudhuri
ATTESTED
S. CHAUDHURI
*** NOTARY ***
GOVT. OF INDIA
Regd. No.-6584/08
Bidhanagar Court
Dist.-North 24 Pgs

Danu Ranjan
(Authorized Signatory)
Deponent

Identified by me

Manoj Basu
Advocate
MANOJ BASU
Advocate
Enrolment No-F-247/2006
Bidhan Nagar Court
Kolkata-700091

31 JAN 2024