

**DECLARATION**

We, **S.E. BUILDERS & REALTORS LIMITED**, (CIN: U70109WB2011PLC171075), 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), District: 24 Parganas (South), Post Office: Tangra, Police Station: Topsia, Kolkata-700046, West Bengal (the **PROMOTER**) hereby declare:

1. That the Project, "**Utalika-Luxury Phase 5**" is being developed/constructed at Mouza: Barakhola, J.L. No.21, Police Station: Purba Jadavpur (formerly Tollygunge), Sub-Registry Office: ADSR Sealdah, in the District of South 24 Parganas, situate lying at and being the Premises No. 405, Barakhola, Mukundapur, Kolkata-700099 within Ward No. 109 of the Kolkata Municipal Corporation, District-24 Parganas (South), West Bengal;
2. That there is no encumbrance on the piece and parcel of land on which the project, "**Utalika-Luxury Phase 5**" is being developed. However, the Promoter will mortgage the Project with the land dedicated therefor to a bank or financial institution for procuring construction loan on the terms and conditions as may be agreed between the bank/financial institution and the Promoter.

**For S.E. BUILDERS & REALTORS LIMITED**

(Authorized Signatory)

Date: 21.12.2023

**S.E. Builders & Realtors Limited**

*Rakun Ranjan*  
Authorized Signatory

**S.E. Builders & Realtors Limited.** (A subsidiary of Bengal Ambuja Housing Development Limited)

**Regd. Office:** Vishwakarma | 86C Topsia Road (S) | Kolkata 700 046

**Marketing. Office:** Ecospace Business Park | Block 4B | Plot No. IIF/11 | Action Area II | New Town | Kolkata 700 160

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