

अभिचयवर्ग पश्चिम बंगाल WEST BENGAL

96AB 263941

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



AFFIDAVIT-CUM-DECLARATION

S.E. BUILDERS & REALTORS LIMITED, (CIN No.U70109WB2011PLC 171075), (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, 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:

19 APR 2024

S.E. BUILDERS & REALTORS LIMITED

Rakesh Ranjan
(AUTHORIZED SIGNATORY)

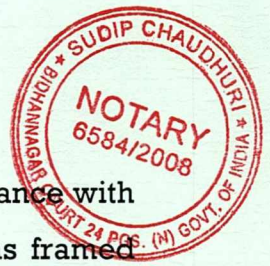


1. **That**, the landowner through the Promoter got sanctioned a single integrated building plan for development and construction of a building complex comprising of residential buildings and allied facilities vide Building Permit No. 2014120101 dated 13th June 2014, which plan was re-validated and extended till 12th June 2024 (hereinafter referred to as the "**MASTER PLAN**", including all subsequent revisions, amendments, extensions thereof) by the Kolkata Municipal Corporation ("**KMC**").
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 and is valid upto 27th June 2028.
3. **That**, the Master Plan *inter-alia* comprises of plan for development and construction of both "**Utalika-Luxury Phase 5**" and **Utalika Comfort Phase 2** 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 muti-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'), the Fourth Floor ('P5') and in upper level Fire Refuge floors.
5. **That**, as on date, no allotment of either residential or commercial or semi-commercial units have been done in the Utalika Comfort Phase 2, which will be registered by the Promoter as real estate project 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

19 APR 2024

2

S.E. BUILDERS & REALTORS LIMITED
Rohit Dey
(AUTHORIZED SIGNATORY)



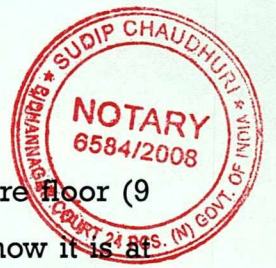
construction much more viable in all respect but in strict compliance with the provisions of the KMC Act, 1980 and Rules and Regulations framed thereunder:

- i. Internal modifications to restructure services allocation without changing floor footprint.
- ii. At 1st Floor Level (P2) toilets (male/female) will be added & office lift lobby will be inaccessible and the same will be converted to Project utility room.
- iii. 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.
- iv. At 4th Floor Level (P5) Promoter's Club pool equipment room will be converted to MIG utility room (part of future development).
- v. At 5th floor level in future development zone, Promoter's Club boh (back of house) will be reduced and one (1) no of office unit will be introduced in the same area.
- vi. At 5th floor level Office lift lobby will be accessible and dedicated office lobby corridor will be restricted with a FCD (Fire Check Door).
- vii. At 6th floor level in Future Development Zone, Promoter's Club boh (back of house) will be reduced and one (1) no of office unit will be introduced in the same area.
- viii. 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.

S. E. BUILDERS & REALTORS LIMITED

Sudip Chaudhuri
(AUTHORIZED SIGNATORY)

19 APR 2024



- ix. At 11th floor level in Future Development Zone, the entire floor (9 no office units) will be replaced with a transfer floor (now it is at 12th floor level) of height 4.2 mtr which was earlier 3.7 mtr.
- x. At 12th floor level in Future Development Zone, the entire transfer floor will be replaced with MIG floor with 9 nos MIG units.
- xi. Overall building height 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

S.E. BUILDERS & REALTORS LIMITED

Rakesh Ranjan
(AUTHORIZED SIGNATORY)

(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 19th day of April, 2024.

Identified by me:

S.E. BUILDERS & REALTORS LIMITED

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

S.E. BUILDERS & REALTORS LIMITED

Rakesh Ranjan
(AUTHORIZED SIGNATORY)

(Authorized Signatory)

Deponent

Identified by me

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

Manoj Basu
Advocate

19 APR 2024