

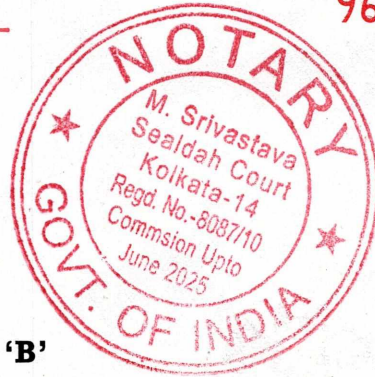
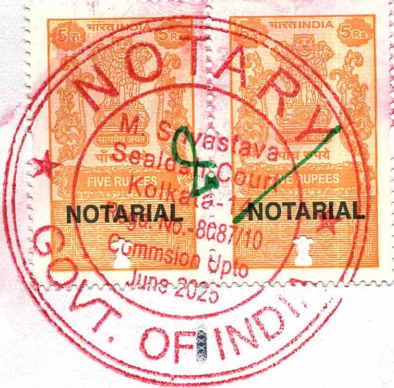
SLN - 271

D-19/4/24



पश्चिम बंगाल WEST BENGAL

96AB 263925



FORM 'B'

[See Rule 3 (4)]

Affidavit-cum-Declaration

AFFIDAVIT-CUM-DECLARATION of Mr. Rakesh Ranjan, son of 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, **S.E. BUILDERS & REALTORS LIMITED**, the Promoter of the Project, "Utalika Comfort Phase 2";

I, Mr. Rakesh Ranjan, duly authorized by the Promoter of the proposed Project do hereby solemnly declare, undertake and state as under:


19 APR 2024

S.E. Builders & Realtors Limited

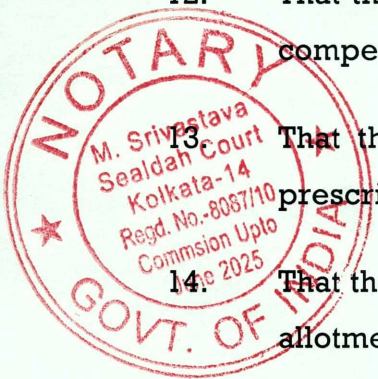

Authorized Signatory

1. That West Bengal Housing Board, 105, S N Banerjee Road, Kolkata-700014 (Board) is the owner of the land on which proposed Project is being developed.
2. That through the Development Agreement dated 31st December'2009 (extended from time to time) the Board appointed Bengal Ambuja Housing development Limited, 89C, Topsia Road, Kolkata-700046 (BAHDL) as Developer.
3. That BAHDL transferred and assigned its rights and entitlements in the said development agreement in favour of the Promoter vide agreement dated 30th January'2012.
4. That, the Promoter has a legal right on the land in the manner as described in paragraph nos. 2 and 3 above, on which the development of the Project is proposed.
5. That, a legally valid authentication of the title of such land along with an authenticated copy of the agreement between Board and BAHDL and also between BAHDL and the Promoter for development of the real estate project is enclosed herewith.
6. That, as on date, the project land is free from all encumbrances. 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.
7. That the time period within which the Project shall be completed by the Promoter is 30th June, 2028.
8. That seventy per cent of the amounts realised by the Promoter for the real estate Project from the allottees, from time to time, shall be deposited in a separated 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.



19 APR 2024

9. That the amount from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.
10. That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practise that the withdrawal is in proportion to the percentage of completion of the Project.
11. That the Promoter shall get the accounts audited within 6 (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.
12. That the Promoter shall take all the pending approvals on time, from the competent authorities.
13. That the Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
14. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment/unit on any grounds.



For S.E. BUILDERS & REALTORS LIMITED

S.E. Builders & Realtors Limited

Rakesh Rayan
Authorized Signatory

(Authorized Signatory)

Deponent

Identified by me
[Signature]
Advocate

Solemnly Affirmed &
Declared Before me
on Identification of L.D. Advocate
[Signature]
MUKUL SRIVASTAVA
Notary, Govt. of India
Regd. No.- 8087/10
Expiry on 25/06/2025

Signature of Executant
Attested on Identification by
LD Advocate / Law Clerk
At Sealdah Court
[Signature]

19 APR 2024

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

S.E. Builders & Realtors Limited

Rakesh Ranjan
Authorized Signatory

(Authorized Signatory)

Deponent



19 APR 2024