

31.07.2019

To
The WB Housing Industry Regulatory Authority,
Calcutta Greens Commercial Complex,
1st Floor,
1050/2, Survey Park,
Kolkata - 700075.

Sub : Application No.NPR-766 submitted on 14.05.2019.
Ref: Notice for Hearing dated 23. 07. 2019

Dear Sir,

Pursuant the hearings at your office on 23-07-2019 and 30-07-2019 and we have to submit as under:

That the aforesaid Application No. NPR 766 is in respect of registration of our real estate project, "Utalika Luxury Phase-IV". This is to confirm and place on record that we have not advertised, marketed, booked, sold or offered for sale and invited any persons to purchase in any manner any apartment in "Utalika Luxury Phase-IV" till date and therefore in view of Section 3 of the West Bengal Housing Industry Regulation Act, 2017 it is not an "on-going" real estate project.

We submit further that the Commencement Letter dated 28-10-2015 submitted by us to Kolkata Municipal Corporation is in respect of the entire sanctioned lay out plan pertaining to the building complex namely, "Utalika-The Condoville". The building complex, "Utalika-The Condoville" is being developed in phases. The "Utalika Luxury Phase-IV" is being developed as a separate phase and has been treated as separate real estate project for registration under West Bengal Housing Industry Regulation Act, 2017.

We are enclosing herewith a Certificate from the Architect, M/s. Sukanya & Associates of FD-224, Sector-3, Salt Lake City, Kolkata-700106, West Bengal certifying that the Commencement Letter dated 28-10-2015 was in respect of the integrated sanctioned layout plan for the complex, "Utalika-The Condoville" which is being developed in phases. "Utalika Luxury Phase-IV" is a separate phase/ project for registration under West Bengal Housing Industry Regulation Act, 2017.

In view of the above facts we humbly request you to kindly issue the Registration Certificate for "Utalika Luxury Phase-IV" expeditiously and oblige since the application is pending since 14-05-2019.


Thanking you,

Yours faithfully,
For S. E. Builders & Realtors Limited


(Authorized Signatory)

Encl: As above.




31/07/2019

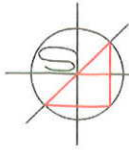
S. E. Builders & Realtors Limited. (A subsidiary of Bengal Ambuja Housing Development Limited)

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CIN : U70109WB2011PLC171075



SUKANYA & ASSOCIATES

ARCHITECTS | URBAN DESIGNERS | ENGINEERS | PLANNERS | INTERIOR DESIGNERS



TO WHOM IT MAY CONCERN

This is to certify that the Commencement Letter dated 28-10-2015 submitted to Kolkata Municipal Corporation is in respect of the entire sanctioned layout plan for the complex namely, “**Utalika-The Condoville**”, which is being developed in phases. In terms of the Kolkata Municipal Corporation Building Rule, 2009 there is no scope or option at all for giving separate Commencement Intimations for each of the Phases where construction is carried out in pursuance of a common integrated building plan. Hence our Commencement Intimation of 28-10-2015 will be common for all the past as well as future Phases of the complex, Utalika -The Condoville.

The “**Utalika Luxury Phase-IV**” is a part of the integrated sanctioned layout plan of the complex, “**Utalika-The Condoville**” and is being developed as a separate phase. Therefore, Utalika Luxury Phase-IV has been treated as a separate real estate project for registration under West Bengal Housing Industry Regulation Act, 2017.

For Sukanya & Associates

Seal & Signature

Dated: 31.7.2019

SUKANYA DASGUPTA

Registered Architect

No.- CA/92/15203