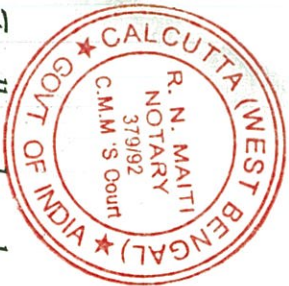


SL. NO. 155 2020.

Notarial Certificate



To all to whom these presents shall come, I, *R. N. Maiti* duly appointed by the Central Government as a Notary and practising within the city of Calcutta (West Bengal), Union of India, do hereby certify that the paper Writings, collectively marked 'A' annexed hereto, hereinafter called the paper writings, 'A' are presented before me by the executant's Affidavit cum Declaration Executed by —
Anirban Chatterjee AKA. signatory.
Riverbank Suddhansu Bt. HD. as base.
A.J.C. Bose Road. 4th Floor. N. Maiti.
700020.
hereinafter referred as the executant's " on this the 21st day of ~~February~~ *October* in the year Two Thousand ~~and Twenty~~ *2020*.
The " executant's " having admitted the execution of the Paper Writing "A" and being satisfied as to the identity of the executant I have attested the execution.

IN FAITH AND TESTIMONY WHEREOF I, The said Notary, have herunto subscribed my name and affixed my seal of office this 21st day of *October* 2020.



R.N. Maiti
R. N. Maiti
Notary
Govt. Of India
Regn. No. 379/92
21.10.2020
C.M.M.'S Court, Bar Library
3, Bankshall Street
Kolkata - 700 001

SL. NO. 157 2020,

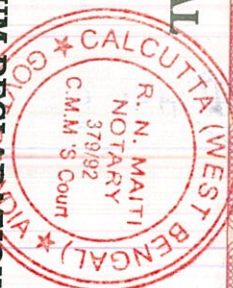
भारतीय नैर न्यायिक



पश्चिम बंगाल WEST BENGAL

AA 163186

AFFIDAVIT CUM DECLARATION



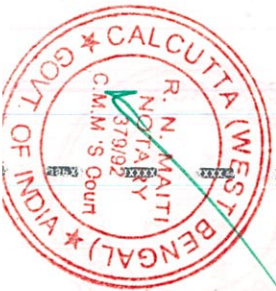
ANNEXTURE-A

Affidavit cum Declaration of Riverbank Developers Private Limited ("Promoter") having its registered office at 225C, AJC Bose Road, 4th Floor, Kolkata - 700020, represented by Mr. Anirban Chatterjee, duly authorized by the promoter of the proposed project, vide its authorization dated 1st of January 2019.

I, Anirban Chatterjee, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Anirban Chatterjee

1. That Promoter has a legal title to all that piece and parcel of land admeasuring 2.915 (two point nine one five) acres or 11796.81 (eleven thousand seven hundred and ninety six) square meter or there about, bearing J.L. No. 41, Khatian No. 767, RS Dag Nos. 71(p), 72(p) and 74 (p) in Mouza - Bangla



12 1 OCT 2020

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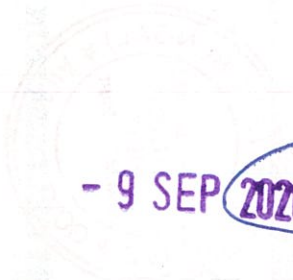
14835

NO... SOLD TO
OF...
RS...
JAYDEEP CHATTERJEE
JAYDEEP EXCHANGE STAMP VENDOR
16, INDA EXCHANGE PLACE, KOL-1
GOVT. LICENSED
L. NO 351RS2016



- 9 SEP 2020

- 9 SEP 2020



EXHIBIT

38131 AA

0208 1301 151

4100

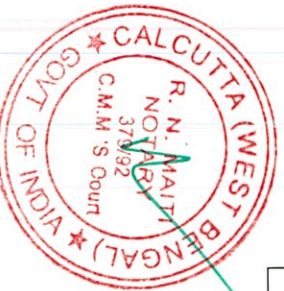
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there about, bearing J.L. No. 41, Khatian No. 767, RS Dag Nos. 71(p), 72(p) and 74 (p) in Mouza – Bangla and J.L No. 43, Khatina No. 1663, RS Dag No. 1345 (p) in Mouza – Nangi, lying and situated at Calcutta Riverside, 1 New Bata Road, Batanagar, Maheshatala, Kolkata – 700140, on which the development of the proposed project, Usshar Phase 1A, consisting of Tower no. 1, 2 and 12 is to be carried out. A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

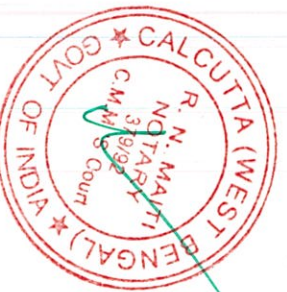
2. That details of encumbrances on the proposed project are as follows;

S. No	Source	Amount (in Rs)	Security Details
1	Housing Development Finance Corporation Limited, Ramon House, Backbay Reclamation, 169, H T Parekh Marg, Mumbai – 400020	Rs. 740 Crore (Rupees Seven Hundred Forty Crores only)	1. Exclusive Charge on all receivables of and from the project, both present and future to be develop on the above land including the receivables from the subject project. 2. Exclusive Charge on the escrow account and all monies credited/deposited therein and all investment thereof from the project to be develop on the land above



		<p>including the subject project land.</p> <p>3. Personal Guaratee of Mr. Sumit Dabriwala</p> <p>4. And/or any other security of similar or higher value as may be acceptable to HDFC</p> <p>5. Note: Exclusive mortgage of 191.71 acre of land, subject project land of 2.915 acre is part of above mortgage land.</p>
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3. That the time period within which the project shall be completed by the promoter is 10th of April 2025.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



ANNEXTURE-A



6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that promoter shall get the accounts audited within 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Anishor Chatterjee
Deponent



ANNEXTURE-A



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 21st of October 2020.

Anish Chatterjee
Deponent

(reminder of the page lest blank intentionally)

**Solemnly Affirm
&
Declared before me
on Identification of Advocate**

R. N. MAITI
R. N. MAITI
Notary

21 OCT 2020

IDENTIFIED BY ME

T.KR. JANA
T.KR. JANA
ADVOCATE

R.N. MAITI
Notary
Regd. No. 379/92
3, Bankshal Street
Calcutta-1

Date 21st Day of Oct 2020



In the Matter of :
Instrument 'A'
and

In the Matter of

Notarial Certificate

R. N. Maiti

LL.B., Advocate

NOTARY PUBLIC

Govt. Of India
Regn. No. 379/92
C.M.M'S Court, Bar Library
3, Bankshall Street
Kolkata - 700 001

Phone : Chamb : 2248-8948
Mobile : 9433092019
9007428192