

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



U 560319

#### AFFIDAVIT CUM DECLARATION

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 1<sup>st</sup> of January 2019.

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

1. That Project 'Usshar Phase 1A' will be developed in all that piece and parcel of land admeasuring 2.915 acres or about 11796.81 square meters or there about bearing Mouza-Bangla, J.L No.41. Khatian No.-767, R.S Dag No.-71(P), 72(P) & 74 (P) and Mouza-Nangi, J.L No.43. Khatian No.-1663, R.S Dag No.-1345 (P) P.S-Maheshtala, District-24 Parganas (S). Kolkata – 700140, ("the said Land").
2. We do hereby confirm that the said Land and development rights in respect of said land is clear, marketable and free from

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REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M 's. Cour.  
Kolkata- 700 001

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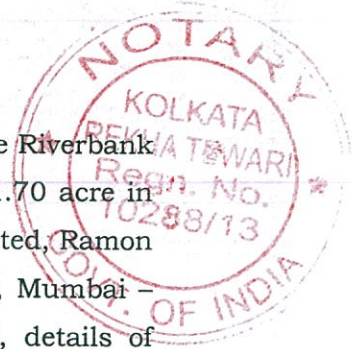
NAME.....  
ADD.....  
Rs.....

25 NOV 2016

**S. CHATTERJEE**  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1



encumbrances; save and except mortgage created by the Riverbank Developers Private Limited, over land admeasuring 191.70 acre in favor of Housing Development Finance Corporation Limited, Ramon House, Backbay Reclamation, 169, H. T. Parekh Marg, Mumbai - 400020, vide mortgage dated 24th of February 2020, details of financial facility availed are provided herein below;

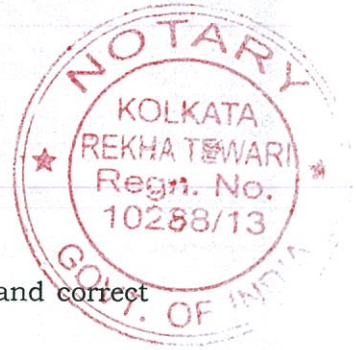


SI No	Facility Agreement Date	Amount in Crore
1	23 <sup>rd</sup> September 2017	Rs. 440 Crore
2	29 <sup>th</sup> June 2019	Rs. 150 Crore
3	28 <sup>th</sup> September 2016	Rs. 150 Crore
	Total	Rs. 740 Crore

3. The Security Details of the aforementioned facility are as follows;
  - a. 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.
  - b. Exclusive Charge on the escrow account and all monies credited/deposited therein and all investment thereof from the project to be develop on the above land including the subject project land.
  - c. Personal Guarantee of Mr. Sumit Dabriwala.
  - d. And/or any other security of similar or higher value as may be acceptable to HDFC.
4. That the Promoter further declares that exclusive mortgage has been created over land admeasuring of about 191.70 acre and the said Land 2.915 acre is a part of above mortgaged land.

*Anish Chatterjee*  
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 12<sup>th</sup> day of November 2020.

*Anish Chatterjee*

Deponent

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SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*R*  
REKHA TEWARI  
NOTARY

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M 's. Cour.  
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