

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 279023



BEFORE THE NOTARY PUBLIC

FORM 'A'

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vivek Goyal and Mr. R S Khetan, duly authorized by the Promoter (vide his authorization dated 16 January, 2019) of the proposed Project "88 East" situated at Premises No. 34, Diamond Harbour Road, Kolkata 700 027 in the District of South 24-Parganas.

We, Vivek Goyal and R S Khetan, duly authorized by the Promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

B. N. SAHA
NOTARY

Bikash Bhawan
4th Block, Gr. Floor
Manager, Kolkata
West Bengal

04 FEB 2019

ক্রমিক নং _____ তার _____ মূল্য _____
ক্রেতার নাম _____
স্ট্যাম্প ভেঙার স্বাক্ষর _____
বিধান নগর (সেন্ট্রাল সিটি) এ. ডি. এস. জায়. _____
মোট স্ট্যাম্প ক্রয় তাং _____
চালান নং _____ মোট কত টাকা খরিদ _____
টঙ্গুরী বাবাকপুর ভেঙার-মিতা দাস



19 DEC 2018
898000



- 1) That the Promoter has a legal title to the land on which the development of the proposed Project is proposed to be carried out
And
a legally valid authentication of the title of such land along with an authenticated copy of agreement between such owner and Promoter for the development of the real estate project is enclosed herewith.
- 2) The details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are annexed as **Annexure A.**
- 3) That the time period within which the Project shall be completed by Promoter is June, 2026.
- 4) That seventy percent of the amounts realized by the Promoter for the real estate Project from the allottees from time to time, shall be deposited in a separate bank 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- 5) That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
- 6) That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
- 7) That the Promoter shall get the accounts audited within six months after the end of the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 8) That, Promoter shall take all pending approvals on time from the competent authorities.
- 9) That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

B. N. SAHA
NOTARY
Bikash Bhavan
North Block, 6th Floor
Sudhannagar, Kolkata
West Bengal

04 FEB 2019

10) That the 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 ground.



[Handwritten signatures]

Vivek Goyal and R S Khetan

Deponent(s)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 4th day of February, 2019

[Handwritten signatures]

Vivek Goyal and R S Khetan

Deponent(s)

Deponents

Identified by me

[Handwritten signature]
ADVOCATE

Before me

Solely Affirmed
&
Declared Before me
in Identification of Advocate

Enclosure: Annexure A

B. N. SAHA
NOTARY



B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

04 FEB 2019

KOLKATA-ONE EXCELTON PRIVATE LIMITED

(A subsidiary of TATA Housing Development Company Limited)



TO WHOMSOEVER IT MAY CONCERN

Please find appended below the list of encumbrances on the land of the proposed project "88 East" situated at Premises no. 34, Diamond Harbour Road, Police Station – South Port, Kolkata-700027. We say that, this disclosure is to the best of our knowledge and as per the information available with us as on date.



A. Litigations:

There are no litigations in the project as on date.

B. Disclosures:

The Promoter has obtained Cash Credit Facility of Rs 90 Crores (Rupees Ninety Crores only) from the State Bank of India on 6th November, 2017.

For Kolkata One Excelton Pvt. Ltd.



Vivek Kumar Goyal

Authorised Signatory

Place: Kolkata

Date: 17th Jan 2019

Site Office : 34 Diamond Harbour Road, Kolkata-700 027, Tel. 033-6501 0988
Regional Office : Plot No-II, G/I, Action Area - II, New Town, Rajarhat, Kolkata-700 156
Tel : 033 6622 3900, Fax : 033-6622 3911, Website : www.tatahousing.com
Corporate Office : 12th Floor, Times Tower, Kamala Mills Compound, Senapati Bapat Marg, Lower Porel (W), Mumbai-400 013
Tel : 91 22 6661 4444 Fax : 91 22 6661 4452 CIN : U45400MH2013PTC49956