

WEST BENGAL
BEFORE THE NOTARY PUBLIC

27AB 665556

FORM 'A'

[See rule 3(2)]

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Partha Chakravarty, duly authorised by S. E Builders & Realtors Limited (Promoter) of the Luxury Phase II of the proposed project i.e., Utalika - The CondoVille, vide its authorisation dated 20th June, 2018;

I, Partha Chakravarty, duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

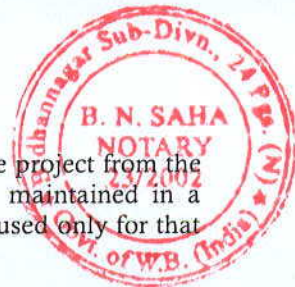
1. That West Bengal Housing Board, 105, S N Banerjee Road, Kolkata - 700 014 (Board) is the owner of the land on which proposed project is being developed.
2. That through the Development Agreement dated 31st December'2009 Board appointed Bengal Ambuja Housing development Limited, 89C, Topsia Road, Kolkata - 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 a legally valid authentication of the title of such land along with an authenticated copy of the agreement between Board, BAHDL and the Promoter for development of the real estate project is enclosed herewith.
5. That the said land is free from all encumbrances, save and except mortgage and hypothecation created in favour of the bank from which loan has been obtained by the Promoter.

That the time period within which the project shall be completed by the promoter is July'2020.

B. N. SAHA
NOTARY

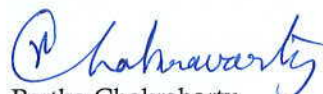
Bikash Bhawan
North Block, Gr. I floor
Bichannagar, Kolkata
West Bengal

06 SEP 2018



7. 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 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.
8. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.
9. 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 practice that the withdrawal is in proportion to the percentage of completion of the project.
10. That the 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.
11. That the Promoter shall take all the pending approvals on time, from the competent authorities.
12. That the Promoter has furnished such other documents as have been prescribed by the by the rules and regulations made under the Act.
13. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment on any grounds.

For M/s S.E. Builders & Realtors Ltd.

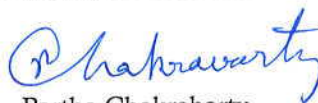

Partha Chakraborty
(Authorised Signatory)
Deponent

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 4th day of September, 2018

M/s S.E. Builders & Realtors Ltd.


Partha Chakraborty
(Authorised Signatory)
Deponent

solemnly Affirmed
&
Declared Before me
a Identification of Advocate

B. N. SAHA
NOTARY

identified by me

Advocate

B. N. SAHA
NOTARY
Sikesh Bhawan
North Block, Or. Floor
Salt Range, Kolkata
West Bengal

06 SEP 2018