

- That the Government of West Bengal under Urban Development & Municipal Affairs Department, having its office at "Nagarayan", Block DF, Sector-I, Salt Lake City, Kolkata-700064 (the "<u>GOVERNMENT</u>") is the owner of the land on which proposed project is being developed.
 - In that, through a Deed of Lease dated 24th June, 2020, registered on 15th July, 2020, being Deed No. 190101800, Book No. I, Volume No.1901-2020, Page from 86932 to 87153, in the Office of A.R.A-I. Kolkata, the Government granted a Lease of piece and parcel of land containing an area of 81.19 Acres, more or less, situated at Mouza Dabgram, J.L. No. 2, Block Rajganj, Police Station: New Jalpaiguri (formerly Bhaktinagar), District: Jalpaiguri, West Bengal (the "TOTAL LAND") to Ambuja Neotia Teesta Development Private Limited (the "PROMOTER"), which Promoter is an Special Purpose Vehicle ("SPV") for development of the Township and having its registered office at 6th Floor, Block-4B, "Ecospace Business Park", Action Area-III-A, Premises No. IIF/11, Post Office: New Town, Police Station: New Town, Kolkata-700160, West Bengal.

That a legally valid authenticated documents in respect of title of the Total and (comprising of the quantum of land of 3.634 Acres dedicated to the Project, i.e. the "<u>SAID LAND</u>") for the development of the Real Estate Project is enclosed herewith.

That the Said Land is free from all encumbrances, save and except, the 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 31,12,2027.
- 6. 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 separated account to be maintained in a scheduled bank to cover the cost of construction/development and the land cost and shall be used only for that purpose.

Nin 2 1 AUG 2023 2 101/98 s Court Bankshall Stream cutta ~700.001

2.

P.K. Fatta

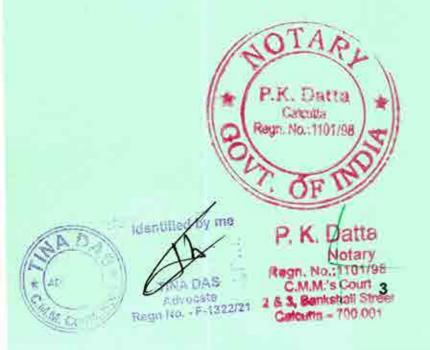
Canada a

Read No. 1101/98

4

- 7. That the amount from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.
- 8. 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.
- 9. That the Promoter shall get the accounts audited within 6 (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.
- 10. That the Promoter shall take all the pending approvals on time, from the competent authorities.
- That the Promoter has furnished such other documents as have been 11. prescribed by the rules and regulation made under the Act.
- 12. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment/unit on any grounds.

For Ambuja Neotia Teesta Development Private Limited



(Saurav Chaudhuri) Authorized Signatory Deponent mentuly allumed & Jeclared before me on entification of advocate 2 1 AUG 2023

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 the 21. day of August., 2023.

Identified by me:

For Ambuja Neotia Teesta Development Private Limited

TA Datta Caldina Regn. No.: 1501/98

Saurav Chaudhuri)

Authorized Signatory Deponent

Action of advocate

2 4 AUG 2023

P. K. Datta Notary 1. No.: 1101/98 C.M.M's Court 2 & 3, Benkshall Street cutta - 700 001 C