



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



FORM 'B'

[See Rule 3 (4)]

Affidavit-cum-Declaration

AFFIDAVIT-CUM-DECLARATION of **MR. SAURAV CHAUDHURI**, son of Shri Paritosh Kumar Chaudhuri and aged 48 years, residing at 3/16, Golf Green, MIG-2, Phase-II, Kolkata-700095, duly authorised by **Ambuja Neofia Teesta Development Private Limited** (the "**PROMOTER**"), of the proposed project, i.e. "**UTSODHAARA RESIDENCIA-I**" of **UTSODHAARA: TEESTA TOWNSHIP** (the "**TOWNSHIP**"), vide its authorisation dated 20.03.2020,

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

P. K. Datta
Notary
Regn. No.: 1101798
C.M.M.'s Court
2 & 3, Bankshall Street
Kolkata - 700 001

4 AUG 2023



1. **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 "**GOVERNMENT**") is the owner of the land on which proposed project is being developed.
2. **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 Land (comprising of the quantum of land of **3.634 Acres** dedicated to the Project, i.e. the "**SAID LAND**") for the development of the Real Estate Project is enclosed herewith.

4. **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.
5. **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.

P. K. Datta
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Regn. No. 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

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Samir Chandra
Ambuja Neotia Teesta Development
Private Limited
Kolkata
Ecospace Business Park, New Town
Kolkata - 700160

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.

11. **That** the Promoter has furnished such other documents as have been 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**

Identified by me
**Identified & Declared before me on
Certification of Advocate**



Identified by me
TINA DAS
Advocate
Regn. No. - F-1322/21

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court 3
2 & 3, Bankshall Street
Calcutta - 700 001

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P.K. DATTA

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 21th day of August, 2023.

Identified by me:

For Ambuja Neofia Teesta Development Private Limited



(Saurav Chaudhuri)
Authorized Signatory
Deponent


NOTARY
P.K. Datta
Calcutta
Regn. No.: 1101/98
GOVT. OF INDIA

I solemnly Affirmed & declared before me on confirmation of advocate

P.K. DATTA
Notary
24 AUG 2023

P. K. Datta
Notary
Regn. No.: 1101/98
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