



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AFFIDAVIT

We, **Ambuja Neotia Teesta Development Private Limited**, a company incorporated under the Companies Act, 2013 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, represented through its **Authorized Signatory, 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 ("**PROMOTER**") of the Real Estate Project, "**UTSODHAARA RESIDENCIA-I**" ("**PROJECT**"), hereby solemnly affirm and say as under:

1. **That Utsodhaara: Teesta Township** (hereinafter referred to as the "**TOWNSHIP**") is being developed on 81.19 Acres of land situated at *Mouza Dabgram, J.L. No. 2, Block Rajganj, Police Station New Jalpaiguri (formerly Bhaktinagar), District: Jaipalguri, West Bengal* leased out by the Government of West Bengal (through Urban Development & Municipal Affairs Department) to the Promoter vide a **Deed of Lease** dated 24th June, 2020, registered on 15th July, 2020, being Deed No. 190101800, registered in Book No. I, Volume No. 1901-2020, Page from 86932 to 87153, in the Office of A.R.A-I, Kolkata.

P. K. Datta
Notary
Regn. No.: 1101/98
G.M.M.'s Court
1 & 3, Baidyachall Street
Kolkata - 700001

1 24 AUG 2023



2. **That** the Township is being developed in different phases and "**UTSODHAARA RESIDENCIA-I**", the Project herein referred to is one of the phases in the Township and being developed on **3.634 Acres** of land (**Project Land**) and comprises of **310 Nos.** apartments/units.
3. **That** the Promoter hereby undertakes that in case of any defect in title of the Project Land, the Promoter will be liable to compensate the allottees as provided under the applicable Law(s) and also in terms of the ultimate order, if any, passed, in this regard.

For Ambuja Neotia Teesta Development Private Limited



Saurav Chaudhuri
(Authorized 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 the 24th day of August, 2023

Identified by me:

For Ambuja Neotia Teesta Development Private Limited





Saurav Chaudhuri
(Authorized Signatory)
Deponent

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

24 AUG 2023

solemnly affirmed &
 Declared before me on
 verification of advocate


P. K. DATTA
 Notary