

DECLARATION

We, **Ambuja Neotia Teesta Development Private Limited**, (CIN No.U70109WB 2011PTC157834), 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 (the **PROMOTER**) hereby declare:

1. **That** the Project, "**UTSODHAARA RESIDENCIA-I**" is being developed/constructed on a piece and parcel of **3.634 Acres** of land (the "**SAID LAND**") being a portion of land of the total land containing an area of 81.19 Acres, more or less, situate Mouza Dabgram, J.L. No. 2, Block Rajganj, Police Station New Jalpaiguri (formerly Bhaktinagar), District: Jalpaiguri, West Bengal (hereinafter referred to as the "**SAID TOTAL LAND**").
2. **That** there is no encumbrance on the piece and parcel of land on which the project, "**UTSODHAARA RESIDENCIA-I**" is being developed save and except:

The mortgage and hypothecation created for development of the project in favour of SBM Bank and Arka Fincap pending creation of charge.

For Ambuja Neotia Teesta Development Private Limited

(Authorized Signatory)

Date: 24.08.2023

AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED (Formerly known as Mohak Builder Private Limited)

Regd. Office: Ecospace Business Park, Block- 4B, 6th Floor, Premises No. IIF/11, Action Area-II, New Town, Kolkata -700160

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