

**DECLARATION**

We, **Ambuja Neotia Teesta Development Private Limited**, (CIN No. **U70109WB2011PTC157834**), a Company incorporated under the Companies Act 2013 and having its registered office at "**Ecospace Business Park**", Block-4B, 6<sup>th</sup> Floor, Premises No. IIF/11, Action Area-III, Post Office: New Town, Police Station: New Town, Kolkata-700160, West Bengal (the **PROMOTER**) hereby declare:

1. That the Project, "**Utsodhaara: Teesta UIF Plots-Phase-III**" is being developed/constructed on a piece and parcel of 1.417 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, 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: Teesta UIF Plots Phase-III**" is being developed save and except the mortgage and hypothecation created for development of the project in favour of (i) SBM Bank and (ii) Arka Fincap.

For Ambuja Neotia Teesta Development Private Limited

(Authorized Signatory)

Date: 01.03.2023

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

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

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