

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



**AFFIDAVIT**

We, Ambuja Neotia Teesta Development Private Limited, 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, represented through its **Authorized Signatory, Mr. Saurav Chaudhuri, s/o Shri Paritosh Kumar Chaudhuri** and aged 45 years, residing at 3/16, Golf Green, MIG-2, Phase-II, Kolkata-700095 ("**PROMOTER**") of the Real Estate Project, "**Utsodhaara: Teesta UIF Plots-Phase-III**" ("**PROJECT**"), hereby solemnly affirms and say as under:

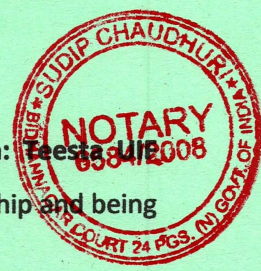
1. That Utsodhaara: Teesta Township (hereinafter referred to as the "**TOWNSHIP**") is being developed on 81.19 Acres of land situated at Mouza Dabgram, J.L. No. 2, Block Rajganj, Police Station New Jalpaiguri, District: Jaipalguri, West Bengal leased out by the Government of West Bengal (through Urban Development & Municipal Affairs Department) to the Promoter vide a **Deed of Lease** dated 24<sup>th</sup> June, 2020, registered on 15<sup>th</sup> 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.

*S.C.*  
**ATTESTED**  
**S. CHAUDHURI**  
 ★ NOTARY ★  
 GOVT. OF INDIA  
 Regd. No.-6584/08  
 Bidhannagar Court  
 Dist.-North 24 Pgs.

08 FEB 2023

Ambuja Neotia Teesta Dev. Pvt. Ltd.

*Saurav Chaudhuri*  
 Authorised Signatory  
 Director



- 2. That the Township is being developed in different phases and "Utsodhaara: Teesta-III Plots-Phase-III", the Project herein referred to is one of the phase in the Township and being developed on 1.417 Acres of land and comprises of 16 Nos. plots.
- 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**

Ambuja Neotia Teesta Dev. Pvt. Ltd.  
*Saurav Chaudhuri*  
 Authorised Signatory

**Saurav Chaudhuri**  
 (Authorized Signatory)  
 Deponent *Director*

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 8<sup>th</sup> day of February, 2023

**Identified by me: For Ambuja Neotia Teesta Development Private Limited**

*S. Chaudhuri*  
**ATTESTED**  
**S. CHAUDHURI**  
 ★ NOTARY ★  
 GOVT. OF INDIA  
 Regd. No.-6584/08  
 Bidhannagar Court  
 Dist.-North 24 Pgs.

Ambuja Neotia Teesta Dev. Pvt. Ltd.  
*Saurav Chaudhuri*  
 Authorised Signatory

**Saurav Chaudhuri**  
 (Authorized Signatory) *Director*  
 Deponent

**08 FEB 2023**