



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

77AB 409732

**FORM 'B'**

[See Rule 3 (4)]

**Affidavit-cum-Declaration**



**AFFIDAVIT-CUM-DECLARATION** of 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, duly authorised by Ambuja Neotia Teesta Development Private Limited (the "**PROMOTER**"), of the proposed project, i.e. "Utsodhaara: Teesta UIF Plots-Phase-III" 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:

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

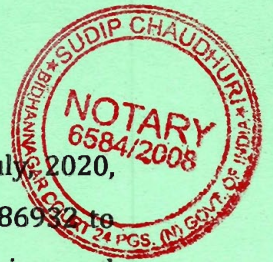
That the Government of West Bengal under **Urban Development & Municipal Affairs Department**, having its office at "Nagarayan", Block DF, Sector-I, Salt Lake City, Kolkata-700064 (the "**GOVERNMENT**") is the owner of the land on which proposed project is being developed.

Ambuja Neotia Teesta Dev. Pvt. Ltd.

*Saurav Chaudhuri*  
 Authorised Signatory / Director

08 FEB 2023





2. **That**, through a **Deed of Lease** dated 24<sup>th</sup> June, 2020, registered on 15<sup>th</sup> July, 2020, being Deed No. 190101800, Book No. I, Volume No.1901-2020, Page from 86930 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, 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 "**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.
3. **That** a legally valid authenticated of the title of the Total Land (comprising of the quantum of land of 1.417 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 31.12.2023.
6. **That** seventy percent 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.
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

ATTESTED  
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Ambuja Neotia Teesta Dev. Pvt. Ltd.

Suman Chaudhuri  
Authorised Signatory / Director



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 plot on any grounds.

**For Ambuja Neotia Teesta Development Private Limited**

Ambuja Neotia Teesta Dev. Pvt. Ltd.  
*Saurav Chaudhuri*  
Authorized Signatory/Director

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

**Identified by me:**

**For Ambuja Neotia Teesta Development Private Limited**

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

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

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

**08 FEB 2023**