

DECLARATION

We, **AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED**, (CIN No. **U70109WB2011PTC157834**), a company incorporated under the Companies Act, 2013, having its Registered Office at '**Ecospace Business Park**', Block- 4B, 6th Floor, Premises No.IIF/11, Action Area-II, P.O. New Town, P.S. New Town, Kolkata-700160 (the **PROMOTER**) hereby declare:

1. **That** the Project, "**Utsodhaara: Teesta UIF Plots Phase-II**" is being developed/constructed on a piece and parcel of **04.51** 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 at 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 - II**" is being developed save and except:
 - (i) The mortgage and hypothecation created for development of the project in favour of Tata Capital Finance Services Limited pending creation of charge.

 - (ii) Recently on 22.01.2021 we have come to know that two Writ Petitions being No.857 (W) of 2018 (Gobinda Mallick Vs. The State of West Bengal & Ors.) and 6973 (W) of 2017 (Devender Singh (Kaur) Vs. The State of West Bengal & Ors.) are pending before the Hon'ble High Court at Calcutta.

For Ambuja Neotia Teesta Development Pvt. Ltd.

(Authorized Signatory)

Samar Chandra

