



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

46AB 508832

FORM 'A'
[See rule 3(2)]
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 Pvt. Ltd.** (the "**PROMOTER**") of the proposed project, i.e. "**Utsodhaara: Teesta UIF Plots Phase-I**" of **UTSODHAARA: TEESTA TOWNSHIP** (the "**TOWNSHIP**"), vide its authorisation dated 20.03.2020;

I, **Saurav Choudhuri**, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

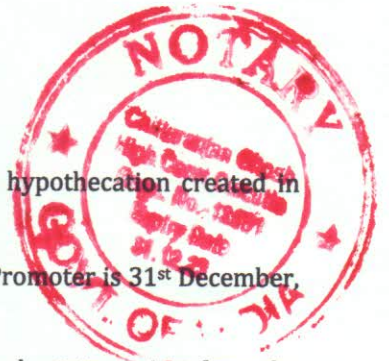
1. That the Govt. of West Bengal under Urban Development & Municipal Affairs Dept. having its office at "**Nagaryan**", Block DF, Sec-I, Salt Lake City, Kolkata-700064 (the "**GOVERNMENT**") is the owner of the land on which proposed project is being developed.
2. That through a Deed of Lease dated 24th June, 2020 registered on 15th July, 2020, being Deed No.190101800, Book No.I, Volume No.1901-2020, Page from 86932 to 87153, in the office of A.R.A.-I, Kolkata the Government granted a lease of a piece and parcel of 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 (the "**TOTAL LAND**") to **Ambuja Neotia Teesta Development Pvt. Ltd.** (the Promoter), which Promoter is a Special Purpose Vehicle ("**SPV**") for development of the Township and having its registered office at '**Ecospace Business Park**', Block-4B, 6th Floor, Premises No.IIF/11, Action Area-II, New Town, Kolkata-700160.

That a legally valid authentication of the title of the Total Land (comprising of the quantum of land of 07.466 Acres dedicated to the Project, i.e. (the "**SAID LAND**") for development of the real estate project is enclosed herewith.

CHITTARANJAN GHOSE
Advocate cum Notary
E WB 235/2005
REGN NO.-13001
4th Court Calcutta

13 DEC 2020

Saurav Chaudhuri



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 31st December, 2023.
6. That seventy per cent of the amounts realised by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate 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 amounts 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 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 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 by the rules and regulations made under the Act.
12. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment on any grounds.

For M/s. Ambuja Neotia Teesta Development Pvt. Ltd.

Saurav Chaudhuri
 (Saurav Chaudhuri)
 (Authorised 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 day of, 2020

M/s Ambuja Neotia Teesta Development Pvt. Ltd.

Saurav Chaudhuri
 (Saurav Chaudhuri)
 Authorised Signatory
 Deponent

Chittaranjan Ghosh
 CHITTARANJAN GHOSH
 Advocate cum Notary
 E WB 235/2005
 REGN NO. 13801
 High Court Calcutta

TESTED BY ME
Chittaranjan Ghosh
 C.R GHOSH
 Regn. 13801
 NOTARY
 High Court Calcutta

3 DEC 2020