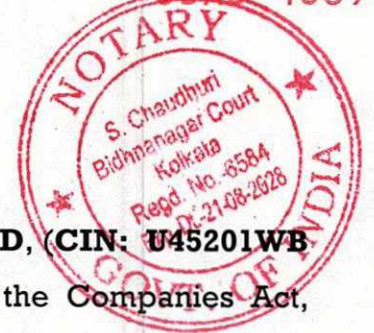




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

OZAC 480918

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS



AFFIDAVIT

We, **AMBUJA REALTY DEVELOPMENT LIMITED**, (CIN: **U45201WB2005PLC105860**), a Company incorporated under the Companies Act, 1956 and an existing company under the Companies Act, 2013 (as amended up-to-date), having its registered office at "**Ecospace Business Park**", Block: 4B, 6th Floor, Premises No.IIF/11, Action Area-II, New Town, Police Station: Techno City, Post Office: New Town, Kolkata-700160, District: North 24 Parganas, West Bengal, India, represented through its **Authorized Signatory, MR. INDRANIL SEN**, (PAN: **AAQPI9602J**), (Aadhaar No.3859 5837 5723), son of Jiban Krishna Sen, residing at 366/21 Ashokenagar, Near Nabarun Sangha, Post Office–Maniktala, Police Station–Ashokenagar, Dist.–North 24 Parganas, PIN–743 263, West Bengal, India, duly authorized vide Board Resolution dated **05.01.2024** ("**PROMOTER**") of the Real Estate Project, "**UTPALAA- THE CONDOVILLE**" ("**PROJECT**"), hereby solemnly affirm and say as under:

16 JAN 2025

1

Ambuja Realty Development Limited

Indranil Sen
Authorized Signatory

1. **That UTPALAA- THE CONDOVILLE** is being developed on 10.50 Acres (42492 Sq. Mt.), more or less, contained in R.S./L.R. Plot No. 651 (Part) in Mouza Nonadanga, J.L. No. 10, recorded in L.R. Khatian No. 615, situate lying at and being Municipal Premises/Holding No. 826, Chowbhagha, PIN-700107, under Kolkata Municipal Corporation, Ward No. 108, Police Station Anandapur (formerly, Tiljala), District South 24 Parganas, Additional District Sub-Registration Office Alipore, West Bengal **(PROJECT LAND)**.
2. **That** the Project comprises of 576 Nos. apartments/units.
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 REALTY DEVELOPMENT LIMITED


Ambuja Realty Development Limited


Authorized Signatory

MR. INDRANIL SEN
(Authorized Signatory)
Deponent


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

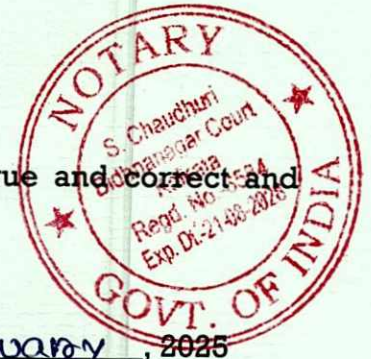
16 JAN 2025

Identified by me

Advocate

MANOJ BASU
Advocate
Enrolment No.-F-247/2006
Bidhan Nagar Court
Kolkata-700091

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 16th day of January, 2025

Identified by me:

For AMBUJA REALTY DEVELOPMENT LIMITED

MR. INDRANIL SEN
(Authorized Signatory)

Deponent

11 6 JAN 2025

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