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भारतीय गैर न्यायिक

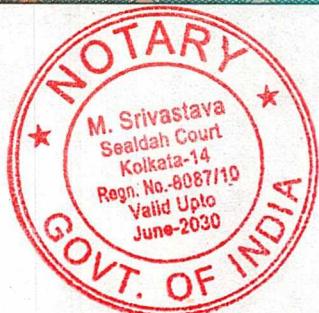


পশ্চিমবঙ্গ

WEST BENGAL



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### DECLARATION

We, **AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED**, (CIN: U70101WB2005PLC101398), 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 6th Floor, Block 4B, "Ecospace Business Park", Plot No.IIF/11, Action Area-II, New Town, Kolkata-700160, Post Office-New Town, Police Station-New Town, District-24 Parganas (North), West Bengal, India (the "PROMOTER) hereby declare:

Ambuja Housing And Urban Infrastructure Company Limited

*Dabir Ranjan*  
Authorized Signatory

11 2 JAN 2026

1. That, by a deed of lease dated 6<sup>th</sup> May 2009, registered with the Additional Registrar of Assurances - I, Kolkata, recorded in Book No. I, CD Volume No. 10, Pages 7770 to 7794, Being No. 04974 for the year 2009 ("Lease Deed"), Kolkata Municipal Corporation (KMC) in consideration of the premium paid by the Apeejay Surrendra Park Hotels Limited (Apeejay) to KMC demised unto the Apeejay, and granted lease of land measuring 3.358 Acres more or less comprised in C.S. Dag No. 100(P) in Mouza Boinchatala, J.L. No. 4 and assessed and numbered by KMC being Municipal Premises no. 990 Eastern Metropolitan Bye Pass, PIN-700107 (Larger Land), Police Station-Pragati Maidan (Formerly – Tiljala), District-South 24 Parganas for a period of 99 (Ninety-Nine) years commencing from date of delivery of possession of the Schedule Total Land to Apeejay on 22 July, 2008 and expiring on 21 July, 2107 with an option to Apeejay for renewal of the lease for a further period of 99 (Ninety-Nine) years yielding and paying therefor unto KMC annual ground rent of Re. 1/- (Rupees One only) per cottah or part thereof comprised in the Larger Land.

2. Since KMC is a statutory body established under the Kolkata Municipal Corporation Act 1980 (ACT 59 of 1980) and is the sole and absolute owner of the Larger Land, therefore, no "Title Search Report" or "No Encumbrances Certificate" is being submitted.

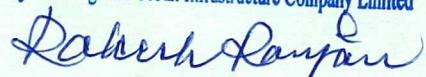
Date: 12.01.2026

For AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY  
LIMITED

ATTESTED BY ME  
M. SRIVASTAVA  
Notary Govt. of Indi.  
Regn. No.: 8087/10  
Sealdah Court, Kolkata  
Valid- 06/2030

12 JAN 2026

Ambuja Housing And Urban Infrastructure Company Limited



Authorized Signatory

(Authorized Signatory)

Identified by ME  


Advocate

RAJIB KR. MONDAL  
Sealdah Civil & Criminal  
Court, Kolkata - 700014  
F1613A/1088/1099