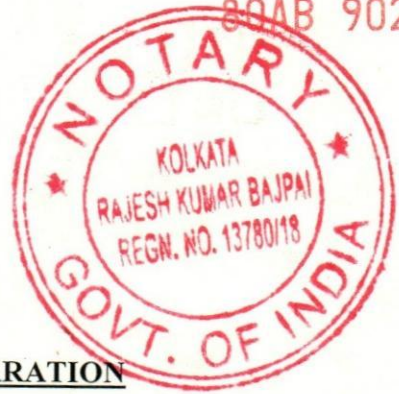




पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

804B 902113



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. ORBIT TIRUPATI TOWERS PRIVATE LIMITED (formerly Tirupati Tower Pvt. Ltd.) promoter of the proposed project vide its authorization dated 10.12.2021:

I, Vijay Narayan Rathison of Late Satya Narayan Rathi, aged about 55years R/o 671, Lake Town, Block-A, Police Station:- Lake Town, Post Office:- Lake Town Kolkata - 700089, being one of the Director of Promoter Company namely **ORBIT TIRUPATI TOWERS PRIVATE LIMITED** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under: -

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

.....P/2

08 JUN 2023

5663



Serial No.....
Name.....
Address.....



L. G. Place
Vol-1

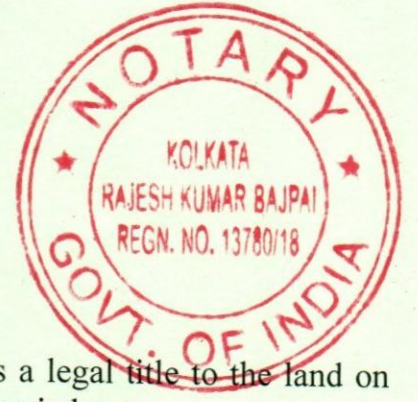
18 MAY 2023

Prop :- Srikant Tiwari
Licenced Stamp Vender
BACHAN GANGA
23, Bankshall Street
Kolkata - 700 001

18 MAY 2023



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ORBIT TIRUPATI TOWERS PRIVATE LIMITED has a legal title to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of the title of such land along with an authenticated copy of the Deed of Conveyance for development of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances save and except one Mortgaged Loan taken from ICICI Bank Ltd.
2. That the time period within which the project shall be completed by promoter is 31.05.2026 (Project Completion Date).
3. 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 and the land cost and shall be used only for that purpose.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. That 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.

...P/3

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
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2 & 3 Bankshall Street
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08 JUN 2023

