

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

96AB 379421



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

3061

Serial No.

Name

Address

Orbit Towers Pvt. Ltd -
Gardens Place W-1

13 MAY 2021

Prop: Srikanth Nwari
Licenced Stamp Vender
BACHAN GANGA
2-3, Banashall Street
Kolkata - 700 001

13 MAY 2021



SULATA CHAKRAVARTY
Notary Govt. of W.B.
Regd. No. 01423
Civ. Sessions Court, Kolkata

13 MAY 2021

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13 MAY 2021



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1.Mr. Basudev Mitra, 2.Mr. Debesh Mitra and 3. Mr. Ashoke Mitra have 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 and the Development Agreement executed between landowner and the Developer namely ORBIT TIRUPATI TOWERS PRIVATE LIMITED, for development of the real estate project are enclosed herewith.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by promoter is 31.03.2027 (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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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SUJATA GHOSH DAS
Notary Govt. Of W.B.
Regd. No. 014/22
City Sessions Court, Kolkata

20 MAY 2024

8. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

FOR ORBIT TIRUPATI TOWERS PVT. LTD.

Deponent

Director

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 20th day of MAY, 2024

FOR ORBIT TIRUPATI TOWERS PVT. LTD.

Deponent

Director



SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

S. Ghosh Das

NOTARY

Identified by me
Anindri Chakraborty
Advocate
Enrollment No WB/154-A/199
C.M.M Court Kolkata

SUJATA GHOSH DAS
Notary Govt. of W.B.
Regd. No. 014/22
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20 MAY 2024