

04/23
Sl. No.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

87AB 450250



BEFORE THE NOTARY AT KOLKATA

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rahul Nangalia, duly authorized by the promoter of the proposed project, their authorization dated 1st August, 2023;

14 NOV 2023

148133

NAME.....
ADD.....
Rs.....
25 SEP 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Boy Road, Kol-1



25 SEP 2023
25 SEP 2023

I, Rahul Nangalia, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That save and except the following litigations, we do not have any encumbrance on our proposed project '*ORBIT BELLA*', lying and situate at 46, Shakespeare Sarani, Kolkata- 700 017, West Bengal, India:

S. No.	Cause Title
1	IA No. G.A. No. 15 of 2014 Old No. G.A. No. 3996 of 2014 C.S. No. 619 of 1985 Pawan Properties vs. Biswanath Agarwal & Ors.
2	IA No. G.A. No. 1 of 2023 C.S. No. 84 of 2023 Urmila Agarwal vs. Pawan Properties & Ors
3	E.C. No. 593 of 2014 IA No. G.A. No. 1 of 2015 (Old No: G.A. No. 710 of 2015) IA No. G.A. No. 2 of 2015 (Old No: G.A. No. 711 of 2015) GA No. 4 of 2023 Pawan Properties Vs. Radha Devi Agarwal & Ors
4	E.C. No. 592 of 2014 IA No. G.A. No. 1 of 2014 (Old No: G.A. No. 4009 of 2014) Pawan Properties Vs. Youdhister Agarwal & Ors.

2. That we have not obtained any project loan or mortgage loan till date in respect of our proposed project "*ORBIT BELLA*", 46, Shakespeare Sarani, Kolkata- 700 017, West Bengal, India from any bank or financial institution.

3. That we shall compensate the allottee in case of any loss caused to him/her/it due to defective title of the land on which our proposed project 'ORBIT BELLA' is being developed in the manner as provided under the Real Estate (Regulation & Development) Act, 2016 and any such claim for interest and compensation shall not be barred by limitation provided under any law for the time being in force.

PAWAN PROPERTIES


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 10th November, 2023.



Yours faithfully,

PAWAN PROPERTIES


Authorised Signatory

Deponent

Identified by me:-

Prajata Kishore Chakrabutty
Advocate

WB/252/2009

L.T.I.(s) Signatures(s) of the
Executant/s attested by me or Identification


NARENDRA PRASAD GUPTA, NOTARY
Advocate, HIGH COURT, KOLKATA
Regd. No.-13823/2018, Govt. of India


NARENDRA PRASAD GUPTA
NOTARY
GOVERNMENT OF INDIA
REGD. NO.-13823/2018
&
ADVOCATE, HIGH COURT CALCUTTA
1, Old Post Office Street (Ground Floor)
Opp. 7-Gate (High Court)
Mobi.-8910576674
8882136090

14 NOV 2023