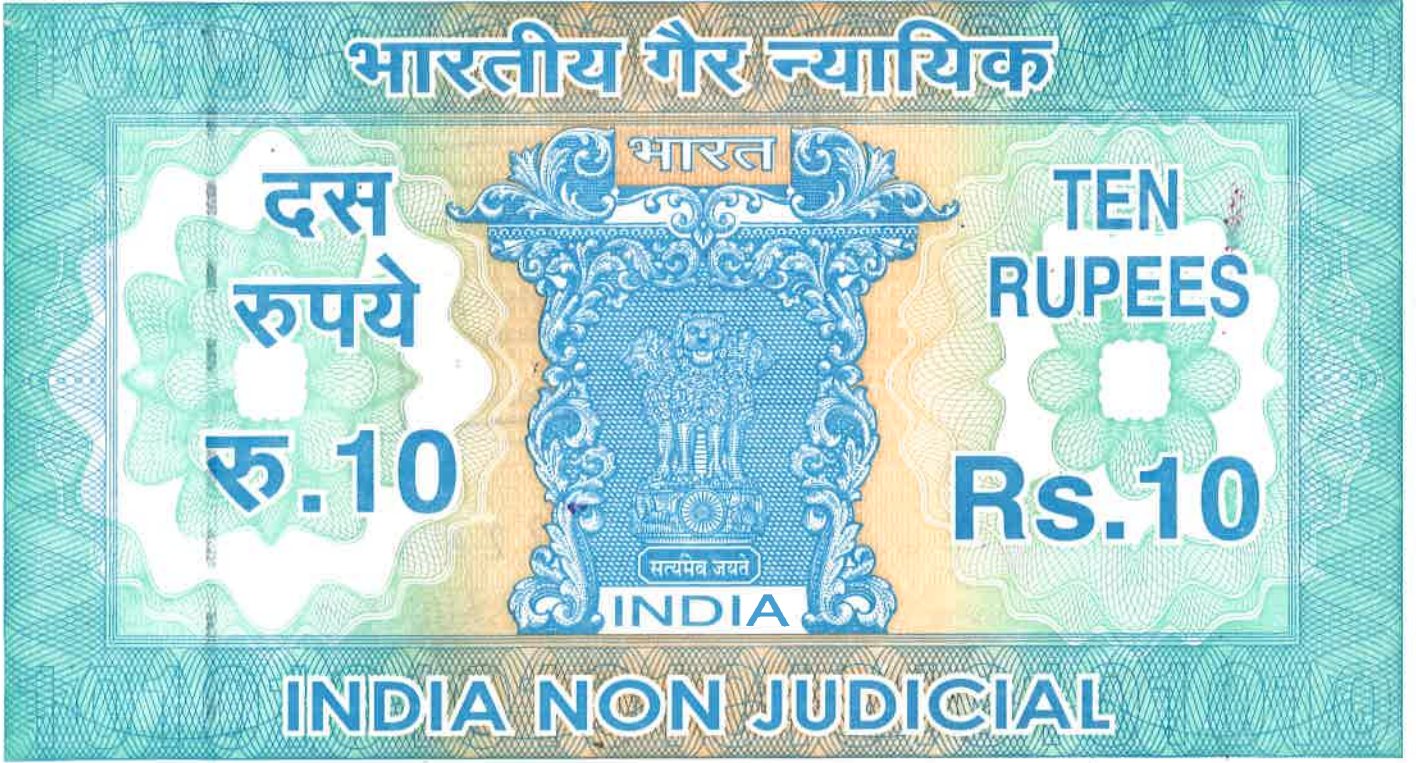
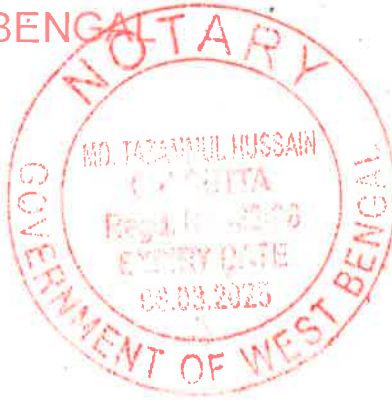


S.L. NO. 25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 87AB 159154



**FORM 'B'**

[See rule 3(4)]

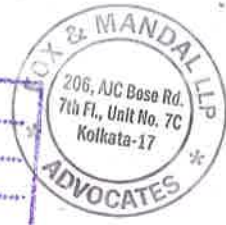
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

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

122483

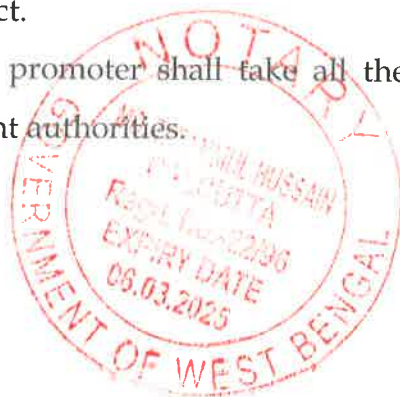
NAME.....  
ADD.....  
Re.....  
**22 AUG 2023**  
**SURANJAN MUKHERJEE**  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1



22 AUG 2023  
22 AUG 2023

I, Rahul Nangalia, duly authorized by the promoter of the proposed project namely project 'Orbit Bella' situated at Premises No. 46, Shakespeare Sarani, Kolkata 700-017, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed  
AND  
a legally valid authentication of title of such land
2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are as follows:
3. That the time period within which the project shall be completed by the promoter is 31<sup>st</sup> March, 2028.
4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That the 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.



9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

  
\_\_\_\_\_

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 22nd day of August, 2023

  
\_\_\_\_\_

Deponent

*I identified by me*  
*Ritwik Saha,*  
*Advocate*  
*F/1129/1649/2022*

Solemnly affirmed and declared  
before me on Identification

  
MD. T. HUSSAIN Notary  
City Civil Court  
Kolkata

Regd No 22196 Gov. of WB

23 AUG 2023

