

Sl. No. 75/23

Padma Das

Notary, Govt. of India
Kolkata

Professional Address :
C.M.M's Court Compound
2 & 3, Bankshall Street,
Kolkata - 700 001

Notarial Certificate

(Pursuant to Section 8 of The Notaries act, 1952)

TO ALL TO WHOM THESE PRESENTS shall come, I, Padma Das dully authorised by the Central Government to practice as a NOTARY, do hereby verify, authenticate, Certify, attest as under the execution of the instrument annexed here to collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matters contained therein, presented before me. According to that this is to certify, authenticate and attest that the annexed instrument "A" is the

*Affidavit wa declaration of Vijay Jayayan Bhatia
and son of Gasperine Same*

PRIMA FACIE the annexed instrument "A" appears to be in the USUAL procedure to serve and avail as needs or occasions shall or may require for the same.

IN FAITH AND TESTIMONY
WHEREOF being required of a
NOTARY, I, the said notary do
hereunder subscribe my hand and
affix my seal of office at Calcutta
on this the.....day of.....
in the year of Christ.....
in the year of Christ.....

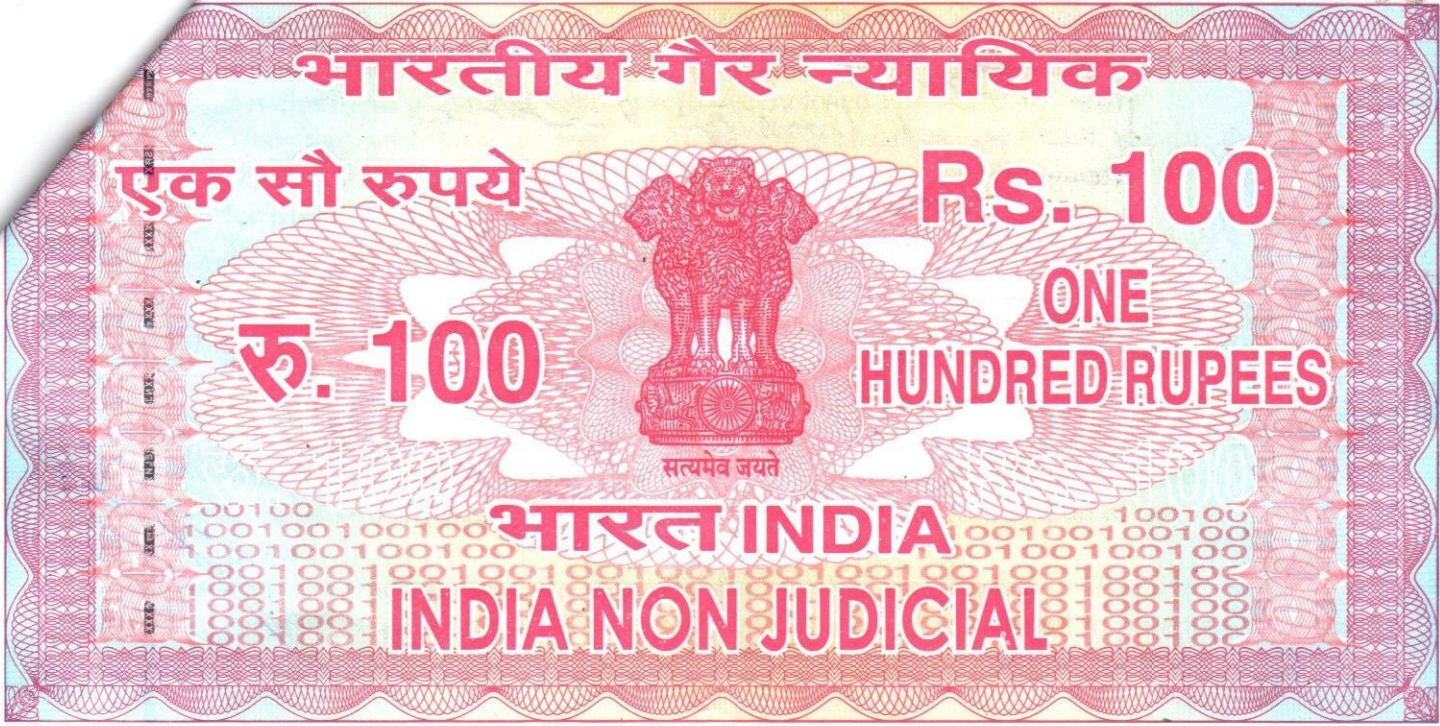
10 FEB 2023

Notarial Stamp



Padma Das
Padma Das

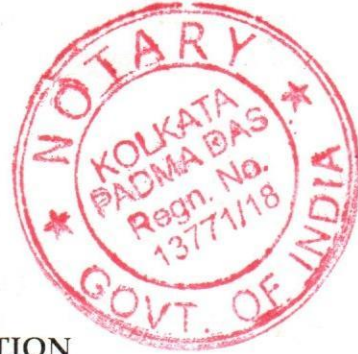
Notary, Govt. of India
Regd. No. 13771/18
C.M.M's Court Compound
2 & 3, Bankshall Street,
Kolkata - 700 001
M- 9836464931



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 080293

FORM-B
[see rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vijay Narayan Rathi, promoter of the proposed project / duly authorized by the promoter of the proposed project vide their authorization dated 21-04-2021:

I, Vijay Narayan Rathi, S/o Late Satya Narayan Rathi, aged 54 years R/o Laxmi Niwas, 671 Lake Town, Block - A, Kolkata - 700 089 being the director of Orbit Tirupati Towers Pvt Ltd having it's registered office at 1 Garstin Place Kolkata-700001, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the leasehold interest of the land on which the development of the project is proposed is in the name of the following Lessees:
 - i) Sudarshan Kumar Maheswari
 - ii) Lumiere Realtech Private Limited
 - iii) Little Star Tie-Up Private LimitedAnd

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 089

FOR ORBIT TIRUPATI TOWERS PVT. LTD.

Vijay Narayan Rathi
Director

10 FEB 2023

456833

Orbit Tirupati Towers Pvt. Ltd.

NAME.....
ADD.....
Rs.....

1, Govstani & lace

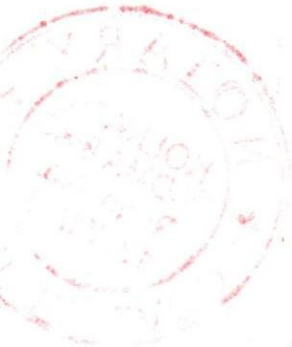
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- 9 FEB 2023

S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
283, K. S. Roy Road, Kol-1

09 FEB 2023

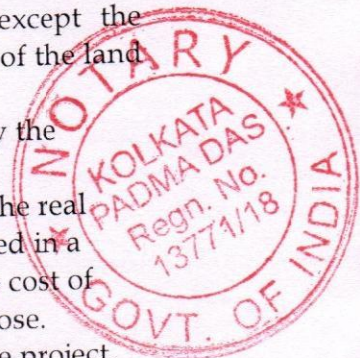
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FOR ORBIT TOWERS LTD
TIRUPATI
APR 2023

A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances save and except the construction finance taken from ICICI Bank Limited and mortgage of the land for the said financial facility .
3. That the time period within which the project shall be completed by the promoter is 31-12-2024.
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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



Deponent

FOR ORBIT TIRUPATI TOWERS PVT. LTD.
Vijayapandita
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 10TH day of FEBRUARY 2023.

Identified by me

Soma Dutta
SOMA DUTTA
Advocate



Deponent

FOR ORBIT TIRUPATI TOWERS PVT. LTD.
Vijayapandita
Director

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

Padma Das
PADMA DAS
NOTARY

10 FEB 2023

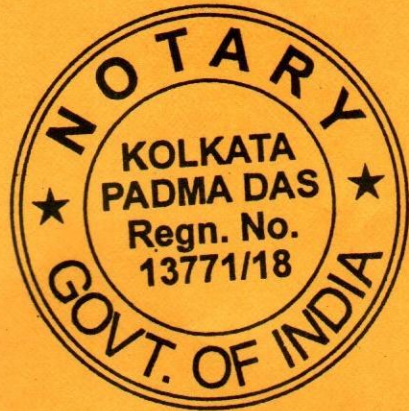
INSTRUMENT "A" dated day of

10 FEB 2023

with

Notarial Certificate

Dated day of



In the matter of :

Notarial Certificate

Padma Das
NOTARY PUBLIC
Regd. No. 13771/18
C.M.M's Court Compound
2 & 3, Bankshall Street,
Kolkata - 700 001
Mob. : 9836464931