



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 843886

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 Sri Santanu Shome, Proprietor of M/s. ORBIT CONSTRUCTION promoter of the proposed project "348/242, N.S.C. Bose Road" at 348/242, N.S.C. Bose Road, Naktala, P.O. – Naltala, P.S. – Netaji Nagar, Ward No. 100 of Borough – X of KMC, Kolkata – 700047, WB, India.

I, Santanu Shome, Proprietor of M/s. ORBIT CONSTRUCTION promoter of the proposed project "348/242, N.S.C. Bose Road" at 348/242, N.S.C. Bose Road, Naktala, P.O. – Naltala, P.S. – Netaji Nagar, Ward No. 100 of Borough – X of KMC, Kolkata – 700047, WB, India, do hereby solemnly declare, undertake and state as under:

1. That my firm M/s. ORBIT CONSTRUCTION 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 along with an authenticated copy of the agreement between the Land Owners and M/s. ORBIT CONSTRUCTION for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is 31-03-2025



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4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



*Santanu Shome*  
Deponent

Verification

I, Santanu Shome son of Shibo Prasad Shome Resident of 1/119, Naktala, Kolkata – 700047, do solemnly affirm that 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 3rd day of June, 2024



*Solemnly Affirmed & Declared  
before me on Identification*

*A. K. Sinha*

A. K. Sinha, Notary  
Alipore Judges/Police Court, Cal-27  
Regd. No. 608/1995 Govt. of India

*Santanu Shome*  
Deponent

*Identified by me*

*[Signature]*  
Advocate

03 JUN 2024