



WEST BENGAL

Before the Notary **9AB 369564**
Govt. of West Bengal
Burdwan District
Durgapur

From-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

I, **SRI. UTTAM DAS**, Son of Mr. **Gopinath Das**, by faith- Hindu, by nationality Indian, by occupation-Business, resident of D-1/1, Vidyasagar Pally, P.O.- Benachity, P.S.- Durgapur, District- PaschimBardhaman, W.B., India, PIN- 713213, Partner of "**ORCHID REALTORS**" A Partnership Firm having its office at N/1, Padma Pukur, Benachity, Holding I.D. No- 0071586, Circle/ Ward No-21, P.O. Benachity, P.S. Durgapur, Dist.: PaschimBardhaman, W.B., India, PIN: 713213, promoter of the proposed project "**THE ORKIT PHASE I**" to be develop under Village- Andal More, Opposite of Gurudwara, P.O. Andal More, P.S. Andal, Dist: Paschim Bardhaman, W.B. India, PIN- 713321, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **SRI. ADITYA KUMAR DAS & SRI. NITYAGOPAL DAS**, (Landowners) has a legal title to the land on which the development of the proposed project is to be carried out and legally valid authentication of 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.

12 JUN 2024

ORCHID REALTORS

Uttam Das

Partner

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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 **31.12.2027**.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
7. That I **SRI. UTTAM DAS** promoter shall take all the pending approvals on time, from the competent authorities.
8. That **ISRI. UTTAM DAS** promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I **SRI. UTTAM DAS** 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.

ORCHID REALTORS

uttam Das

Partner

Deponent

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Durgapur on this 12th day of June in the year, 2024

ORCHID REALTORS

uttam Das

Partner

Deponent

Solemnly Affirmed & Declared before me on Identification

A. Banerjee
Mrs. A. Banerjee, Notary,
Durgapur, Burdwan, W.B.
Regn. No.- 40/2007, Govt. of W.B.

IDENTIFIED BY ME

Ap
ADVOCATE

12 JUN 2024

