

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY
RUPEES

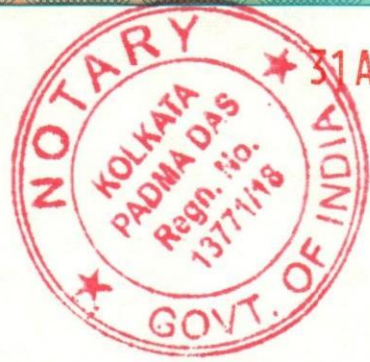
सत्यमेव जयते

INDIA

INDIA NON JUDICIAL



पश्चिम बंगाल पाश्चिम बंगाल WEST BENGAL



FORM-B

[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. ORBIT TIRUPATI TOWERS PRIVATE LIMITED (formerly Tirupati Tower Pvt. Ltd.) promoter of the proposed project vide its authorization dated 10.04.2023

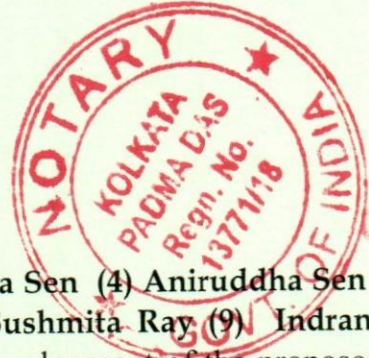
I, Vijay Narayan Rathi son of Late Satya Narayan Rathi, aged about 54 years R/o 671, Lake Town, Block-A, Police Station:- Lake Town, Post Office:- Lake Town Kolkata - 700089, being the Director of Promoter Company namely **ORBIT TIRUPATI TOWERS PRIVATE LIMITED** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

13 JUN 2023

.....P/2

:: 2 ::



1. (1) Pratibha Sen, (2) Sanjay Kumar Sen, (3) Sanjukta Sen (4) Aniruddha Sen, (5) Tripti Sen, (6) Sreyashi Sen, (7) Rajat Ray (8) Sushmita Ray (9) Indrani Dasgupta have legal title to the land on which the development of the proposed project is to be carried out

And

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.

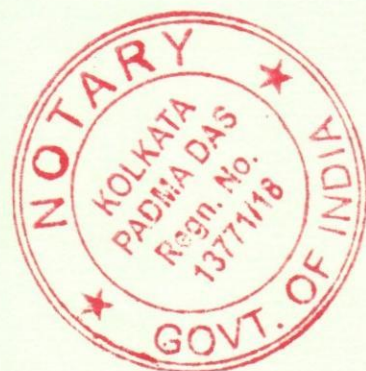
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.03.2025.
4. That seventy per cent of the amounts realised by the promoter for the real estate project from the allottees, from time to time, shall be deposited in 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 only 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.

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

.....P/3

13 JUN 2023

:: 3 ::



9. That promoter has furnished such other documents as have been specified 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

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 13th day of June 2023.


Deponent

Identified by Me
Himadri Chakraborty
Advocate
Enrollment No. WB/154-A/1991
C.M.M Court, Kolkata



SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION


PADMA DAS
NOTARY

13 JUN 2023

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata - 700 004