



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AP 088583



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. RDB ANEKANT ORBIT PROPERTIES PRIVATE LIMITED promoter of the proposed project vide its authorization dated 31.01.2022:

I, Anand Neotia, Son of Mr. Arvind Kumar Neotia, aged about 43 years R/o 90N, Block E, New Alipore, Kolkata - 700053, being one of the Director of Promoter Company namely RDB ANEKANT ORBIT PROPERTIES PRIVATE LIMITED duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under: -

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

.....P/2

16 MAR 2023

211891

RDBA. P. Post Ad.

NAME _____
ADD. _____
R. No. 77/51 _____
13 MAR 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. G. Court
2 & 3, K. S. Roy Road, Kot-1

Calcutta

77/51

13 MAR 2023
13 MAR 2023

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RDB ANEKANT ORBIT PROPERTIES PRIVATE LIMITED has a legal title to the land on which the development of the proposed project is to be carried out.

1. That the said land is free from all encumbrances save and except one Mortgaged Loan taken from Kotak Mahindra Investments Ltd vide Deed No. 190409903 for the year 2021 registered at the Office of A.R.A - IV, Kolkata.
2. That the time period within which the project shall be completed by promoter is 31.03.2028 (Project Completion Date).
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
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16 MAR 2023

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

Rajesh Kumar Bajpai

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 16th day of March, 2023

Rajesh Kumar Bajpai

Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate

Deponent

Rajesh Kumar Bajpai
RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Regn. No. 13750/18
C.M.M. Court, Kolkata-W.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13750/18
C.M.M. Court
2 & 3 Bankshall Street
Kolkata-700 001

16 MAR 2023

IDENTIFIED BY ME
Rajesh Kumar Bajpai
Rajesh Kumar Bajpai
Enrolment No. F-692/663
Advocate

16/03/2023