

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of M/s. ORBIT VICTORIA GRIHNIRMAN PRIVATE LIMITED promoter of the proposed project vide its authorization dated - 01.10.2018

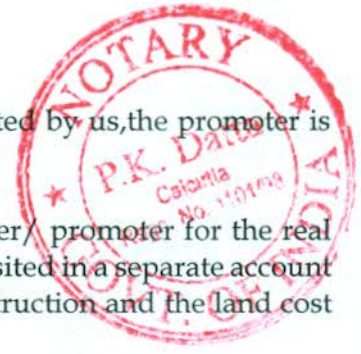
We, ORBIT VICTORIA GRIHNIRMAN PRIVATE LIMITED, promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That we, the promoter have a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances save and except mortgage to Kotak Mahindra Prime Limited to avail Construction finance and one SLP pending before the Hon'ble Supreme Court of India bearing case no 11740-7420 of 2009(Converted into CIVIL Appeal No 1126-1128/2012) (M/S FAB LEATHERS LTD - vs - KND ENGINEERING TECHNOLOGIES) and there is no stay and/or injunctive order in respect of the said Property and there is no such prohibitory and/or stay order of any kind of nature whatsoever and the said property is free to transfer and/or alienate in any manner whatsoever.

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.J.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

3 OCT 2018

3. That the time period within which the project shall be completed by us, the promoter is 31st May ,2019
4. That seventy per cent of the amounts realised by us/ developer/ 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we, 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That we , promoter shall take all the pending approvals on time , from the competent authorities.
8. That we , promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we, 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.



For ORBIT VICTORIA GRIHNIRMAN PRIVATE LIMITED


VIJAY NARAYAN RATHI
Director
DIN- 00103243

VERIFICATION

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at 1, Garstin Place, Kolkata-700001. On this 1st day of October, 2018

For ORBIT VICTORIA GRIHNIRMAN PRIVATE LIMITED


VIJAY NARAYAN RATHI
Director
DIN- 00103243


certified by
Arun K. Sarka
C.M.M.'s Court
Kolkata


Solemnly Affirmed &
Declared before me
Identification by advocate

P. K. DATTA
Notary

P. K. Datta
Notary
Regn. No.: 1101/08
C.M.M.'s Court
2 & 3, Baranall Street
Calcutta - 700 001

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