

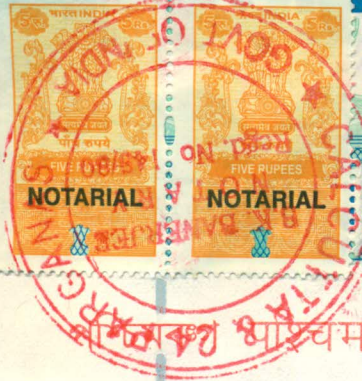
भारतीय गैर न्यायिक

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RUPEES

Rs.10



INDIA NON JUDICIAL

बिष्णु कुमार भास्करम बंगाल WEST BENGAL

29AB 253294

FORM 'A'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. ORBIT PROJECTS PVT LTD., promoter of the proposed project vide its authorization dated - 10.12.2018

We, ORBIT PROJECTS PVT LTD ,promoter of the proposed project do hereby solemnly declare,undertake and state as under :

1. Bikram Dhar has a legal title to the land on which the development of the proposed project is to be carried out

AND

A 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.


2. That the said land is free from all encumbrances save and except a suit being T S No 10079 of 2013 before the 3rd court of the learned Civil Judge(Senior Judge) Alipore is pending in respect of the said property (herein referred to as "the said said Legal Proceeding"). The said legal Proceeding is being contested by the Owner and no interim or restrictive order including any order of injunction and/or status quo has been passed in the said Legal Proceeding relating in any manner to the said Property or any portion thereof and is not the subject matter of any injunction , decree , order and/or any prohibitory order .

10 DEC 2018

BINJAL KUMAR BANERJEA
NOTARY
C.M.M.'s Court Campus
2, Bankshall Street
Kolkata-700 00

3. That the time period within which the project shall be completed by us, the promoter is by 31st December, 2021
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Projects Pvt Ltd

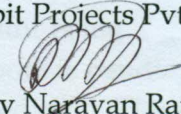

Vijay Narayan Rathi
Director
DIN-00103243

VERIFICATION

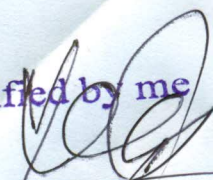
The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

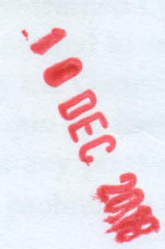
Verified by me at 1, Garstin Place, Kolkata-700001. On this 10th day of December, 2018

For Orbit Projects Pvt Ltd


Vijay Narayan Rathi
Director
DIN-00103243

Identified by me


Arun Kr. Sarkar
C.M.M.'s Court
Kolkata


BIMAL KUMAR BANERJEA
NOTARY
C.M.M.'s Court Campus
2, Bankshall Street
Kolkata-700 00*

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION


B. K. BANERJEA
NOTARY