



WEST BENGAL

09AC 450982

FORM '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

Affidavit cum Declaration of ADIL QAMAR, Promoter of the proposed project **"ORION PRIDE"**;

I, ADIL QAMAR, Promoter of the proposed project **"ORION PRIDE"** do hereby solemnly declare, undertake and state as under:

1. That I, ADIL QAMAR, Promoter has a legal title to the land on which the development of the project is proposed 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. Anuradha Saha, Rituraj Saha, Rishiraj Saha, M/S Irony Developers Private Limited and M/S Gopala Infracon Private Limited there are original land owner of the proposed land. Development Agreement is in favour of Orion Infracon Private Limited. Orion Infracon Private Limited Director Adil Qamar has the power of attorney.

25 JUL 2025

28/100

RAJIB KR. MONDAL
Advocate
Search Bar Association
Criminal & Civil Court at
Kolkata-700014

Sold to.....
Address.....
Value.....

16 JUN 2025

L.S.V., High Court
Abhijit Sarkar
High Court, A.S



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 23/04/2030.
3. That seventy per cent of the amounts realized 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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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.



ORION INFRACON PVT. LTD.

Director Deponent Director

IDENTIFIED BY ME
Kabiul Islam
25/7/2025
ADVOCATE

Solely Affirmed and
Declared before me on the
Identification of the Advocate

Notary

SK. Nazrul Islam
Notary, Govt. of W.B.
Govt. No. 447/19
City Civil Court, Calcutta

25 JUL 2025

