



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. ORBIT PROJECTS PRIVATE LIMITED promoter of the proposed project vide its authorization dated 30.03.2024:

I, Vijay Narayan Rathi, son of Late Satya Narayan Rathi, aged about 56 years R/o 671, Lake Town, Block-A, Police Station:- Lake Town, Post Office:- Lake Town Kolkata – 700089, being one of the Directors of Promoter Company namely **ORBIT PROJECTS PRIVATE LIMITED** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under: -

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

25 AUG 2025

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1. That i) **SMT. KABERI LAW**, ii) **SHUBHADEEP LAW** iii) **SUNETRA LAW**, iv) **SMT. GOURI LAW** v) **SMT. SUDAKSHINA CHOWDHURY** vi) **M/s. ORBIT NIKETAN PRIVATE LIMITED**, has a legal title to the land on which the development of the 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 20.02.2029 (Project Completion Date).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

RAJESH KUMAR BAJPAI
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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.

For ORBIT PROJECTS (P) LTD.


DIRECTOR.

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 25th day of August, 2025

For ORBIT PROJECTS (P) LTD.


DIRECTOR.


Deponent

Signature Only
Identified by me
Narayan Ch. Saha


Advocate
C.M.M. Court, Kolkata-1
Enrollment No. WB/305/1999

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
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Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate


RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO.- 13780/18
J M COURT CALCUTTA
2 & 3 Bankshall Street
Kolkata-700001

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