



पश्चिम बंगाल WEST BENGAL Form - A

[See rule 3 (2)]



33AB 764508

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Dilip Kumar Modi Promoter/Director of the proposed project namely "The Orchid Grandeur - Phase II" duly authorized by the promoter of the proposed project, namely M/s. Orchid Developers Private Limited vide its/his/their authorization dated 16th April, 2018

I, Dilip Kumar Modi the Director of M/s. Orchid Developers Private Limited son of Sri Sedmal Modi aged 55 year, residing at Siddha Town, Flat 406, Sir Ramesh Mitra Road, Kolkata- 700 136 Promoter of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's Court
Kolkata - 700 001

Orchid Developers Private Limited

Dilip Kumar Modi
Authorised Signatory

18 APR 2018

9223

A. K. Chowdhary & Co.
Advocates
10, Old Post Office Street
Room No. 21, 1st Floor, Kol-1

NAME.....
ADD.....
Rs.....

18 APR 2019
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

18 APR 2019

18 APR 2019



1. That I/promoter have a legal title to the land on which the development of the project is proposed.
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 31st October 2021
4. That seventy per cent of the amounts realized by me/promoter 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 statements 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 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.

Verification

The contents of my Affidavit Cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 18th day of April 2019.

Identified by me

Advocate
HIGH COURT KOLKATA

18.4.19

REKHA TEWARI
NO. 10289/19
Regn. No. 10289/19
C.M.M's Court
Kolkata

ATTESTED

REKHA TEWARI
NOTARY
Regn. No. 10289/19
C.M.M's Court
Kolkata

18 APR 2019

Orchid Developers Private Limited

Authorised Signatory