

SL NO 4/1104/236/26



बंगाल WEST BENGAL BEFORE THE NOTARY PUBLIC 21AC 450311  
HOWRAH

FORM 'B'

[See Rule 3(4)]

**Affidavit cum Declaration**

Affidavit cum Declaration of SOURADIP PAL, S/O ASIT BARAN PAL, RESIDING AT PATPUR, BANKURA, PO- BANKURA, DISTRICT-BANKURA, WEST BENGAL-722101, DESIGNATION - PROPRIETOR, ZION DEVELOPER, promoter of the proposed project- "RIVERWOOD APARTMENT"

I, SOURADIP PAL, S/O ASIT BARAN PAL, RESIDING AT PATPUR, BANKURA, PO- BANKURA, DISTRICT-BANKURA, WEST BENGAL-722101, DESIGNATION - PROPRIETOR, ZION DEVELOPER, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, SOURADIP PAL have 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 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 me/promoter is 28/07/2028.

LAXMIKANTA DAS  
NOTARY HOWRAH SADAR  
HOWRAH  
Regd. No. 60/2002 Govt. of W.B.

**18 MAY 2028**

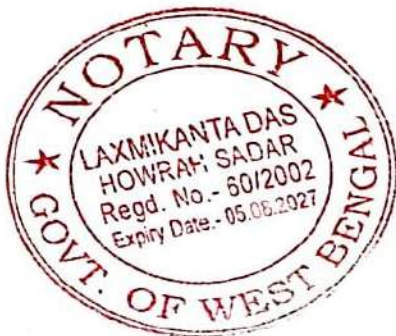
ZION DEVELOPER  
*Souradip Pal*  
Proprietor

4. That seventy percent of the amount realised 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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 above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Howrah on this 18<sup>th</sup> Day of May, 2026.



Deponent

ZION DEVELOPER

*Howrah Pal*  
Proprietor

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME BY THE DEPONENT ON  
IDENTIFICATION OF ADVOCATE

Place Judges' Court  
Howrah - 711101  
W.B. India

*18.05.26*  
LAXMIKANTA DAS  
NOTARY HOWRAH  
Govt. of West Bengal

*Blmohanty*  
BIJOY LAXMI MOHANTY  
ADVOCATE  
JUDGES' COURT, HOWRAH

**18 MAY 2026**