

SL NO 772 24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 164936

BEFORE THE NOTARY PUBLICS
AT BIDDHANNAGAR
DIST. NORTH 24 PARGANAS

FORM-B
[See rule 3(4)]
AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Jaikishin Arjandas Gianani duly authorized by the promoter of the proposed project Zion Apartment vide its authorization dated 27/11/2024.

I, Jaikishin Arjandas Gianani, S/o Late Arjandas Udhamaram Gianani aged 58 years R/o 617, Tagore Park, 2nd Floor, Flat No: 3, P.O. Tiljala, P.S. Tiljala now Kasba Kolkata, - 700039 duly authorized by the promoter of the proposed project Zion Apartment, do hereby solemnly declare, undertake and state as under:

1. That Sri Kishore Kumar Dey, Sri Ashim Kumar Dey and Sri Asok De have 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.

27 NOV 2024

Deponent

S. CHAUDHURI
NOTARY



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30 OCT 2024

Name..... **Somnath Pal, Advocate**

Address..... **ALIPORE JUDGE COURT, KOL-27**

Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001





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 31.12.2025.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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.

ZION BUILDERS & DEVELOPERS

[Signature]
Partner

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 27th day of November, 2024

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6594/09
Bidhan Nagar Court
Dist.-North 24 Pgs

27 NOV 2024

ZION BUILDERS & DEVELOPERS

[Signature]
Partner

Deponent

I declare by me
Manoj Basu

MANOJ BASU Advocate
Enrollment No. 24372009
Bidhan Nagar Court
Kolkata-700054

