

Sl. No. 20864 Dated. 13/11/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

APPEARE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.- NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT



Affidavit cum Declaration, of Promoter of the proposed project named "THE ZENITH", developed by, **NAWAZ BUILDERS PRIVATE LIMITED [PAN. AAFCN9466M]** company incorporated under the provisions of Companies Act, 1956/2013 being represented by its present Director **SHAKIL NAWAZ [PAN: AFOPN8148M] [AADHAAR: 496948997191]**

I, **SHAKIL NAWAZ [PAN: AFOPN8148M] [AADHAAR: 496948997191]**, son of Late Shaikh Chand, residing at 28/B, Ismail Street, PO & PS-Entally, Kolkata-700014, the developer and promoter of the proposed project named "THE ZENITH", do hereby solemnly declare, undertake and state as under:

13 NOV 2025

47161

Sl. No. Sold to.....

Address.....

A. K. Maity

Licensed Stamp Vendor

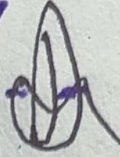
10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date: Sign

03 NOV 2025

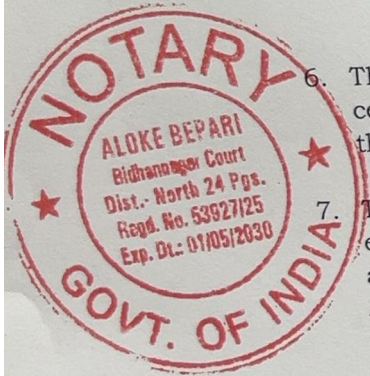


ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.



THE GOVERNMENT OF INDIA
POST OFFICE
KOLKATA

1. That the owners of this land are (1) Sandhya Bhadra & (2) Rima Roy. I, **SHAKIL NAWAZ [PAN: AFOPN8148M] [AADHAAR: 496948997191]** Director of **NAWAZ BUILDERS PRIVATE LIMITED [PAN: AAFCN9466M]** as a **Developer/Promoter** 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 me /promoter is **07/11/2030**.
4. 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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.
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 Verification any grounds.

NAWAZ BUILDERS PVT. LTD.

Shakil Nawaz

Deponent

Director

Solemnly Affirmed & Declared before me on identification & signed before me

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 13th day of NOV, 2025

Aloke
ALOKE BEPARI
 ★ NOTARY ★
 GOVT. OF INDIA
 Regd. No. 53927/25
 Bidhannagar Court
 Dist.- North 24 Pgs

13 NOV 2025

Anamika
ANAMIKA
 ADVOCATE
 JUDGES' COURT, BARASAT