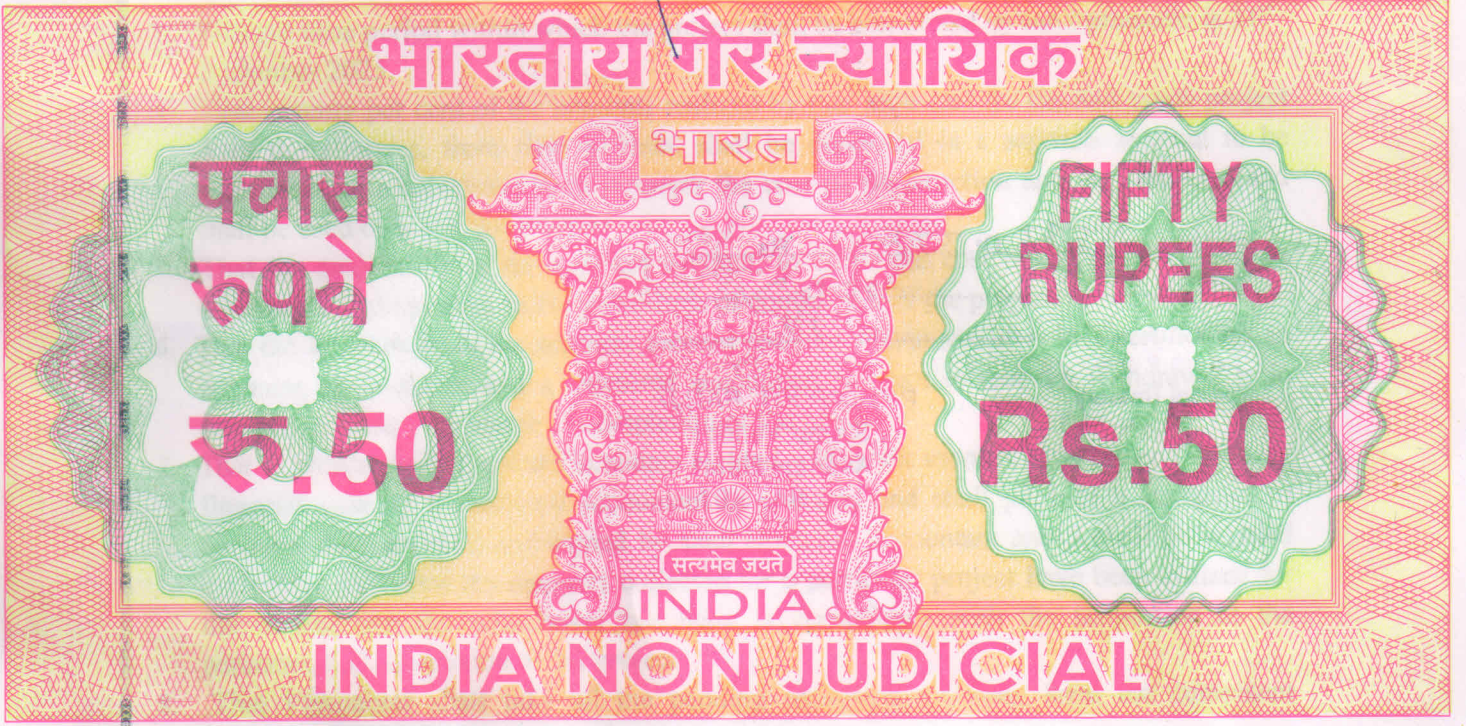


S. L. No. 05/13

भारतीय गैर न्यायिक



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 539883

FORM 'B'

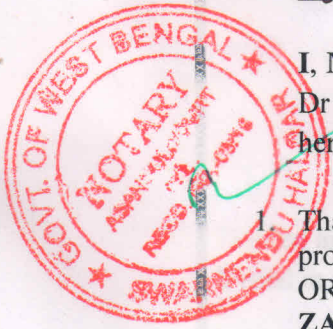
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Md. Rafique Ansari** Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/ his/their authorization dated 06<sup>th</sup> May 2023.

I, **Md Rafique Ansari** s/o Late Abdul Jalil Ansari, residing at 4<sup>th</sup> Floor Usha Apartment, Dr MN Saha Road, Asansol, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have/ has a legal title to the land on which the development of the project is proposed  
OR  
**ZAFRO INDUSTRIES PRIVATE LIMITED** has 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 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.



06 MAY 2023

INDIAN JUDICIAL

SI. No. 5183 Dt. 27.4.23 Rs. 500  
 Sold to Zohra Binti  
 Add. Am...  
 Stamp from - Pradip Kr. Panji  
 Asansol Treasury 12.4.23  
**PRADIP KR. PANJI**  
 Stamp Vendor  
 Asansol Court  
 Lic. No.-3/92

AT 230883

WEST BENGAL

DECLARATION SUPPORTED BY AN APPOINTMENT WHICH SHALL BE SIGNED  
 BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

APPOINTMENT


Whereas the Declaration of Mr. Pradip Kumar Panji in support of the proposed project  
 authorized by the promoter of the proposed project, viz. for his/her authorization dated  
 12.4.23  
 I, Mr. Pradip Kumar Panji, Assistant to the Additional Joint Assistant, residing at 4<sup>th</sup> Floor, Left Apartment,  
 17A, Main Road, Asansol, duly authorized by the promoter of the proposed project to  
 execute the following terms, conditions and other as under:  
 1. The promoter has a legal title to the land on which the development of the  
 project is proposed.  
 OR  
 ZARIO INDUSTRIES PRIVATE LIMITED has 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 one or such part will be authenticated copy of the  
 agreement between such owner and promoter for development of the real estate project is  
 enclosed herewith.



08 MAY 2023

That the said bid is free from all encumbrances.

3. That the time period within which the project shall be completed by me / promoter is 31<sup>st</sup> December 2025.
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 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 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 regulation 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.

For, ZAFRO INDUSTRIES PVT. LTD.  
  
 Director

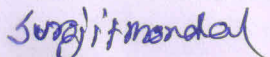
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

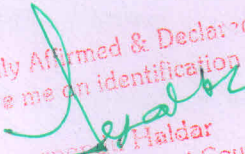
Verified by me at Asansol on this 6<sup>th</sup> May 2023.

For, ZAFRO INDUSTRIES PVT. LTD.  
  
 DIRECTOR  
 Deponent

Drafted and Prepared by me &  
 Typed in my office:

  
 Advocate

En. No. R-76113

Solemnly Affirmed & Declared  
 before me on identification  
  
 Swarnendu Haldar  
 Govt. of W.B., Asansol Court  
 Regd. No.-09/15



06 MAY 2023