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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

14AC 832207

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



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Varun Goenka duly authorized by the promoter of the proposed project Z Residences Phase II vide its authorization dated 5th March, 2024.

(Signature)
ATTESTED
S. CHAUDHURI
NOTARY
GOVT. OF INDIA
 Regd. No. 6584/08
 Bidhannagar Court
 Dist. North 24 Parganas



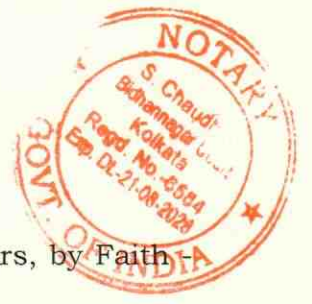
26 FEB 2026

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Sold to Sunidhi Estates P. Ltd
Address Gridreej Genesis, Bldg, K01-91
Rs. 20 JAN 2026
Date 20 JAN 2026


SIPRA DEY 20 JAN 2026
Licence No: 18A
Code: 1970
I. N. S. Road, Kolkata-700 001





I, **VARUN GOENKA**, s/o Shri Ashok Kumar Goenka, aged 41 years, by Faith Hindu, by Nationality - Indian, by Occupation - Business, residing at 120 Bangur Avenue, Block-C, P.S. Lake Town, P.O. Bangur Avenue, Kolkata- 700055 duly authorized by the promoter of the proposed project Z Residences Phase II, do hereby solemnly declare, undertake and state as under:

1. That M/s Sunidhi Estates Private Limited & Ors have a legal title to the land on which the development of the project is proposed 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.
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 7 (seven) years from the date of commencement of the project i.e. 05.02.2033.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.


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That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered

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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.

As Constituted Attorney of:

M/s. Vivek Bulb Industries (P) Ltd., M/s. Mechano International (P) Ltd., M/s. Utsav Developers (P) Ltd., M/s. Edencity Properties (P) Ltd., M/s. Eden Realty Ventures (P) Ltd., M/s. Sunidhi Estates (P) Ltd., M/s. Bhagwati Vinimay (P) Ltd., M/s. Sunidhi Realty (P) Ltd., M/s. Sai Dealmark (P) Ltd., M/s. Sunidhi Complex (P) Ltd., M/s. Shivshakti Vincom (P) Ltd., M/s. Trance Dealcom (P) Ltd., M/s. Trance Tradelink (P) Ltd., M/s. Sudama Commoddeal (P) Ltd., M/s. Vishwakarma Marcom (P) Ltd., M/s. Saral Construction Advisory (P) Ltd., M/s. Century Commosale (P) Ltd., M/s. Jansampark Vintrade (P) Ltd., M/s. Supersoft Vincom (P) Ltd.

VARUN GOENKA

DEPONENT

Identified by me

MANOJ BASU
Advocate
Enrolment No.-F-247/2006
Bidhan Nagar Court
Kolkata-700091
ADVOCATE

ATTESTED
S. CHAUDHURI
NOTARY
GOVT. OF INDIA
Regd. No. 5584/08
Bidhan Nagar Court
Dist -North 24 Pgs

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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 26th day of February, 2026.

As Constituted Attorney of:
M/s. Vivek Bulb Industries (P) Ltd., M/s. Mechano International (P) Ltd., M/s. Utsav Developers (P) Ltd., M/s. Edencity Properties (P) Ltd., M/s. Eden Realty Ventures (P) Ltd., M/s. Sunidhi Estates (P) Ltd., M/s. Bhagwati Vinimay (P) Ltd., M/s. Sunidhi Realty (P) Ltd., M/s. Sai Dealmark (P) Ltd., M/s. Sunidhi Complex (P) Ltd., M/s. Shivshakti Ventures (P) Ltd., M/s. Trance Dealcom (P) Ltd., M/s. Trance TradeLink (P) Ltd., M/s. Sudama Commodical (P) Ltd., M/s. Vishwakarma Marcom (P) Ltd., M/s. Saral Construction Advisory (P) Ltd., M/s. Century Commodale (P) Ltd., M/s. Jansampark Vintrade (P) Ltd., M/s. Supersoft Vincom (P) Ltd.

VARUN GOENKA

DEPONENT

Identified by me

MANOJ BASU
Advocate
Enrolment No.-F-247/200
Bidhan Nagar Court
Kolkata-700091 **ADVOCATE**

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No. 6584/08
Bidhanagar Court
Dist. - North 24 Pgs

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