



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 37AA 271072



FORM 'B'

[See Rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. RAVI VENKATESH**, duly authorized by the promoter of the proposed project "SUNRISE AURA PHASE II", vide his authorization dated 02/02/2023.

I, **Mr. RAVI VENKATESH**, duly authorized by the promoter of the proposed project "SUNRISE AURA PHASE II", do hereby solemnly declare, undertake and state as under:

1. That, the Companies & LLPs mentioned in Schedule A below 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 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.

03 DEC 2024

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
G.M.Ms' Court
3 Bankshall Street
Kolkata 700001

52222

26 NOV 2024

DATE.....
SOLD TO.....
ADDRESS.....
RS.....

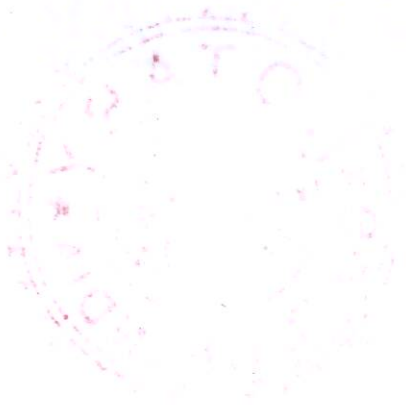
26 NOV 2024

Sayantan Bose, Advocate
6, Old Post Office Street
Kolkata-700001

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-71

26 NOV 2024



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3. That the time period within which the project shall be completed by me/promoter is 30/06/2028.
4. That seventy percent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 therefrom.

Verified by me at KOLKATA on this 3rd Day of December, 20 24.



KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.Ms' Court
2 & 3 Bankshall Street
Kolkata 700001

SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

San Venkatesh

Deponent Director

Solemnly Affirmed & Declared Before
me on Identification of I.d. Advocate

KAMAL KUMAR PAUL, NOTARY
Govt. of India Regn. No.-2700/04

03 DEC 2024

Schedule A



1. **ANTRAY DEVELOPERS LLP** (LLPIN: AAE-1481 and PAN: ABCFA7156N),
2. **BANGBHUMI AGENCY LLP** (having LLPIN: AAZ-3951 and PAN: AAYFB7033L) (converted from Bangbhumi Agency Private Limited),
3. **BLUEMOTION TRADING LLP** (having LLPIN: AAZ-4130 and PAN: AAYFB7036R) (converted from Bluemotion Trading Private Limited),
4. **FASTSPEED TIE-UP LLP** (having LLPIN: AAZ-3957 and PAN: AAIFF0822B) (converted from Fastspeed Tie-Up Private Limited),
5. **GOODPOINT PROJECTS LLP** (having LLPIN: AAZ-3959 and PAN: AAXFG4338E) (converted from Goodpoint Projects Private Limited),
6. **HEMANG DISTRIBUTORS LLP** (having LLPIN: AAZ-3962 and PAN: AAOFH4467L) (converted from Hemang Distributors Private Limited),
7. **KALYANKARI REALTORS LLP** (having LLPIN: AAZ-3964 and PAN: AAYFK1322R) (converted from Kalyankari Realtors Private Limited),
8. **INFRA PROPERTIES LLP** (having LLPIN: AAZ-4521 and PAN: AAYFK1320P) (converted from Karni Infra Properties Private Limited),
9. **KOTIRATAN MERCANTILE LLP** (having LLPIN: AAZ-3968 and PAN: AAYFK1321N) (converted from Kotiratan Mercantile Private Limited),
10. **OVERSURE TRADELINKS LLP** (having LLPIN: AAZ-3971 and PAN: AAHFO7087J) (converted from Oversure Tradelinks Private Limited),
11. **PANCHSHREE DEALER LLP** (having LLPIN: AAZ-4131 and PAN: ABBFP1790L) (converted from Panchshree Dealer Private Limited),
12. **ROSCO VINIMAY LLP** (having LLPIN: AAZ-7300 and PAN: ABEFR1862L) (converted from Rosco Vinimay Private Limited),
13. **RUDRAMALA EXPORTS LLP** (having LLPIN: AAZ-3972 and PAN: ABEFR0952R) (converted from Rudramala Exports Private Limited),
14. **TOPFLOW COMMODITIES LLP** (having LLPIN: AAZ-3973 and PAN: AASFT3487E) (converted from Topflow Commodities Private Limited),
15. **VIEWMORE TRADELINK LLP** (having LLPIN: AAZ-3987 and PAN: AAUFV8514E) (converted from Viewmore Tradelink Private Limited),

Owners 1 to 15 all being Limited Liability Partnerships incorporated under the Limited Liability Partnership Act, 2008 and all having their Registered Offices at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata -700017, Post Office-Circus Avenue, Police Station-Beniapukur;

16. **FOREMOST COMMOTRADE PRIVATE LIMITED** (CIN: U51909WB2012PTC182947 and PAN: AABCF9982A),
17. **TOUCHWIN SUPPLIERS PRIVATE LIMITED** (CIN: U51909WB2012PTC182961 and PAN: AAECT3009M),
18. **FLOWTOP DEALERS PRIVATE LIMITED** (CIN: U51909WB2012PTC182946 and PAN: AABCF9983B),
19. **LOOKLINE VANIJYA PRIVATE LIMITED** (CIN: U51909WB2012PTC182953 and PAN: AACCL2938B),
20. **JAGMATA VANIJYA PRIVATE LIMITED** (CIN: U51909WB2012PTC171858 and PAN: AACJ7629R),

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63 DEC 2024

21. KAMALDHAN SALES PRIVATE LIMITED (CIN: U51909WB2012PTC173341 and PAN: AAECK6361R),
22. NITYADHARA TRADELINK PRIVATE LIMITED (CIN: U51909WB2012PTC171801 and PAN: AADCN8808M),
23. SHIVKRIPA VANIJYA PRIVATE LIMITED (CIN: U51909WB2012PTC171660 and PAN: AAQCS9839L),
24. SWARANSATHI IMPEX PRIVATE LIMITED (CIN: U51909WB2012PTC172566 and PAN: AAQCS9724A),
25. SUBHVANI SALES PRIVATE LIMITED (CIN: U51909WB2012PTC171735 and PAN: AAQCS9723H),
26. MANGALSHIV MERCHANDISE PRIVATE LIMITED (CIN: U51909WB2012PTC171797 and PAN: AAHCM7039D),
27. GANESHVANI BARTER PRIVATE LIMITED (CIN: U51909WB2012PTC171725 and PAN: AAECG5801C),
28. NISHDIN COMMERCE PRIVATE LIMITED (CIN: U51909WB2012PTC171799 and PAN: AADCN8841L),
29. MAHAMANI EXPORTS PRIVATE LIMITED (CIN: U51909WB2012PTC172565 and PAN: AAHCM7116M),
30. ARROWLINE CONCLAVE PRIVATE LIMITED (CIN: U70102WB2013PTC192663 and PAN: AALCA6048G),

Owners 16 to 30 all being Companies incorporated under the Companies Act, 1956, and all having its Registered Office at 3/1 Dr. U.N. Brahmachari Street, Kolkata- 700017, under P.S. Shakespeare Sarani & P.O. Circus Avenue, West Bengal.

For M/s Sureka Isha Zion Developers Private Limited

SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

Ravi Venkatesh

Director

Ravi Venkatesh

Director

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