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पश्चिम बंगाल WEST BENGAL

FORM-B

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Manish Jhunhunwala duly authorized by the promoter – Arsuday Evera Garden LLP of the proposed project Arsuday Evera Garden vide its authorization dated 18/11/2024.

I, Manish Jhunhunwala S/o Late Vishwanath Jhunhunwala aged 55 years R/o 46/8 Ballygunj Place, Kolkata 700019 duly authorized by the promoter of the proposed project Arsuday Evera Garden, do hereby solemnly declare, undertake and state as under:

1. That Goldmoon Exports Pvt. Ltd. (Landowner) has 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 land owner – Goldmoon Exports Pvt. Ltd. and promoter – Arsuday Evera Garden LLP 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 31.12.2028.

TAPAN DAS
Notary, Govt. of India
Regd. No. 483/94
3, Bankshall Street
Kolkata-700001

ARSUDAY EVERA GARDEN LLP

Manish Jhunhunwala
Designated Partner

18 NOV 2024

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স্ট্যাম্প ভেডার ::- অসীম দাশ

হাসনাবাদ এ.ডি.এস.আর অফিস

বঙ্গিরহাট ট্রেজারী / উঃ ২৪ পরগণা

চালানোর পরিমাণ-

তাং-

কলা-

স্থান-

Babla Chakraborty
Advocate
Sealdah Court, Kol-14



FORM-B
[See rule 3(a)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Manish Bhattacharya duly authorized by the promoter -
Arunday Evera Garden LLP of the proposed project Arunday Evera Garden vide its
authorization dated 18/11/2024.

I, Manish Bhattacharya S/o Late Vishwanath Bhattacharya aged 55 years R/o 68/5
Ballygunj Place, Kolkata 700029 duly authorized by the promoter of the proposed
project Arunday Evera Garden, do hereby solemnly declare, undertake and state as
follows:-

1. That Goldmoon Exports Pvt. Ltd. (Lundowner) has 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 land owner - Goldmoon
Exports Pvt. Ltd. and promoter - Arunday Evera Garden LLP for development of
the said 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
31.12.2028.

ARUNDAY EVERA GARDEN LLP
Designated Partner

TAPAN DAS
Member, Court of India
Kolkata, PIN-700014
J. T. Road, 1st Floor
Kolkata-700014

18 NOV 2024

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 utilized 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 allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

ARSUDAY EVERA GARDEN LLP

[Signature]

Designated 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 18TH day of NOVEMBER 2024

ARSUDAY EVERA GARDEN LLP

[Signature]

Designated Partner

Deponent

18 NOV 2024

Identified by me
[Signature]
Advocate
P. G. Mandal



**Solemnly affirms and
Declare before me on
Identification of Ld Advocate**

TAPAN DAS
Notary, Govt. of India
Regd. No. 483/94
3, Bankshall Street
Kolkata-700001

TAPAN DAS
Notary Govt. of India
Kolkata & 24 Parganas

18 NOV 2024