

NO 19/2024

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

10

Rs.10



Govt. of India

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



95AB 917545

COMMON AREA DECLARATION

TO WHOMSOEVER IT MAY CONCERN

I, Mr Debasis Sanyal, (PAN: BKJPS9962B), son of Late Rabindra Nath Sanyal, age about 55 years, by Faith Hindu, by Nationality Indian. by Occupation Business, residing at 43/N, Jhowtala Road, Kalimandir, Bidhannagar Poura Nigam, P.O.-Hatiara, P.S. Baguiati, North 24 Parganas, Kolkata 700157, being the director of **(Smiling Star Realtors Private Limited)**, of the proposed project "Royal Residency" situated at Premises No. 2224 Nayabad, Ward No.-109, P.O. & P.S. Purba Jadavpur Now Panchasayar Dist. South 24 parganas, Kolkata 700099, a Private Limited concern, having the registered office at 7/46, Salua Mondal Para, District : North 24 parganas, west Bengal, India, Kolkata - 70136. having CIN No.:

For Smiling Star Realtors Pvt. Ltd.

Debasis Sanyal

Director

12 JUN 2024

U70109WB2012PTC184006 & PAN No.: AARCS7967E, do hereby solemnly affirm and say as follows;

1. That I am the Citizen of India and residing mentioned herein above.

2. That I undertake that I shall abide by all the Rules and Regulations/Provisions contained in section 17 of the Real Estate (Regulation & Development) Act, 2016 read with Clause (n) of section 2 relating to common area.

3. That the common area of Project naming "Royal Residency" developed at Premises No. 2224Nayabad, Ward No.-109, P.O. & P.S. - Panchasayar, Dist. - South 24 parganas, Kolkata 700099, shall never be used in any manner at any point of time by the Developer.

4. That the common areas as defined in section 2(n) of the Act shall always be free for use of the Flat owners of the Projects and no construction and/or any kind of obstruction shall be made on common areas.

For Smiling Star Realtors Pvt. Ltd.

Abhishek Janyal

Director

Deponent

Smiling Star Realtors Private Limited

For Smiling Star Realtors Pvt. Ltd.

Abhishek Janyal

Director

(Signature)

(Authorized Signatory)

Identified by me

P. G. Mondal
Advocate
P. G. Mondal

Signature Attested
Identification of Ld. Advoca.

TAPAN DAS
Notary, Govt. of India
Kolkata & 24 Parganas

12 JUN 2024