

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FORM 'B'

[See rule 3(2)]

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 Mr. Debasis Sanyal, (PAN: BKJPS9962B), son of Late Rabindra Nath Sanyal, age about 55 years, by Faith - Hindū, 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, Director of the promoter (**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 -

For Smiling Star Realtors Pvt. Ltd.

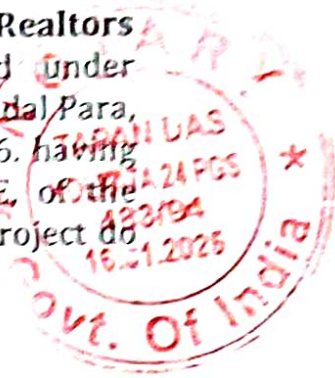
Debasis Sanyal

Director

12 JUN 2024

700099, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

1, Mr. Debasis Sanyal, Director of the promoter (**Smiling Star Realtors Private Limited**), a Private Limited Company incorporated under companies Act, 2013 having its registered office at 7/46, Salua Mondal Para, District : North 24 parganas, west Bengal, India, Kolkata - 70136. having CIN No.: U70109WB2012PTC184006 & PAN No.: AARCS7967E, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under :



1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by us/promoter is 30/11/2027.
4. That seventy percent of the amounts realised by us/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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
7. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. That, we / 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.
9. That, we/ promoter competent authorities on shall take all the pending approvals time from the competent authorities
10. That, we promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For Smiling Star Realtors Pvt. Ltd.

Debasis Sanyal

Director

12 JUN 2024

11. That, we / 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.



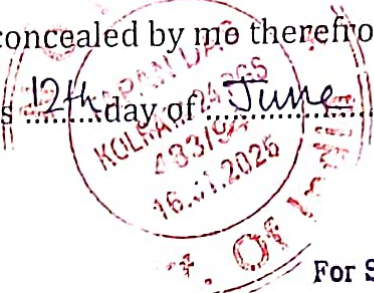
For Smiling Star Realtors Pvt. Ltd.
Subenir Janyal
Director

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 12th day of June, 2024.



For Smiling Star Realtors Pvt. Ltd.
Subenir Janyal
Director

Deponent

Identified by me
P. G. Mondal
Advocate
P. G. Mondal

Solely affirms and
Declare before me on
identification of Ld Advocate
Tapan Das
TAPAN DAS
Notary, Govt. of India
Kolkata & 24 Parganas

12 JUN 2024