

14/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

38AA 945113



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Samrat Pal duly authorized by the promoter of the proposed project "Anu Bhoomi Phase-2" vide its authorization dated 22.12.2025.

I, Samrat Pal S/o Late Subrata Ranjan Pal aged 48 Years R/o P-34 Green view, Rajpur Sonarpur (M), South 24 Parganas, Garia, West Bengal 700084 duly authorized by the promoter of the proposed project "Anu Bhoomi Phase-2", do hereby solemnly declare, undertake and state as under:

1. That Angelica Realty LLP, Silverbell Realty LLP, Ram Naresh Agarwal, Alope Kumar Singhania, Vatsal S Shah, Dhruv V Shah, Kunal Foundation Pvt. Ltd., Riddhiman Shoppers Pvt. Ltd. and Star Projects & Infrastructure Pvt. Ltd. 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 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 30-06-2029.



SRUJAN STAR REALTY LLP
Samrat Pal
Authorised Signatory

22 DEC 2025

22311

19 DEC 2025

No..... ₹ 20/- Date.....

Name :

Address :

Vendor :

36/1A, Elgin Road,
KOL-20.

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



19 DEC 2025



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

SRIJAN STAR REALTY LLP

Samrat Pal

Authorised Signatory

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 22th on this Dec day of 2025

SRIJAN STAR REALTY LLP

Samrat Pal

Authorised Signatory

Deponent



**Solemnly Affirmed & Declared
Before me on Identification**

[Signature]
**S. C. GHOSH, Notary
Alipore Police Court, Kol-29
Reg. No. 925/87, Govt. of India**

Identified by me

[Signature]
Advocate

22 DEC 2025