



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

FORM 'B'
[See rule 3(2)]

12AC. 063141

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 Sri Debdutta Roy, (PAN: AJCPR7504H) son of Sri Debi Prasad Roy age about 39 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Lokenath Apartment, Flat No. 4, 2nd floor, 107, Green Park, P.O. & P.S. Narendrapur, Kolkata- 700103, District- South 24 Parganas, Partner of the promoter (**STARWOOD REAL ESTATE**) of the proposed project "**Starwood Blooming Bud**" situated at Holding No. 731, Kusumba, ward no. 08 under Rajpur Sonarpur Municipality, P.O. RK Pally, P.S. Narendrapur (Old Sonarpur), District- South 24 Parganas, Pin Code- 700150, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **13** /02/2026;

I, Debdutta Roy, Partner of the (promoter) **STARWOOD REAL ESTATE** having PAN No. AFCFS5683J and registered office at Holding No. 741, 107, Green Park Lokenath Apartment, ward no. 27 under Rajpur Sonarpur Municipality, P.O. & P.S. Narendrapur, District- South 24 Parganas, Pincode- 700103 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

STARWOOD REAL ESTATE

Partner

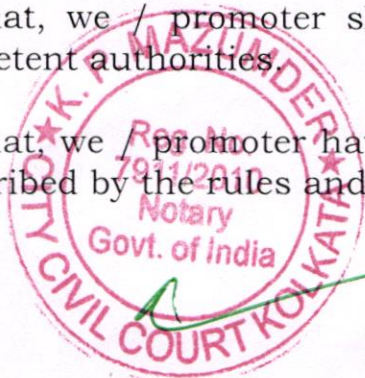
13 FEB 2026

1. (a) **MR. SHYAM SUNDAR DAS** (PAN- AECPD2045N), son of Late Jibon Krishna Das and (b) **MRS. LATIKA DAS** (PAN- ADOPD5819M), wife of Sri Shyam Sundar Das, both by Faith- Hindu, by Nationality- Indian, by Occupation- Business and Home maker, both are residing at 32, Dixon Lane, P.O. Entally, P.S. Muchipara, Kolkata- 700014, 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 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 us/promoter is 10/05/2027.
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.
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, 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.
8. That, we / promoter shall take all the pending approvals on time from the competent authorities.
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



STARWOOD REAL ESTATE

Partner

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10. 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.



STARWOOD REAL ESTATE

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 **13** th day of February, 2026

STARWOOD REAL ESTATE

Partner

Deponent

Solemnly Affirmed & Declared
Before me on Identification

K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India



Identified by M.
S. Das
Advocate

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